



Sally Botham
ESTATES

FLAT 3, ROCK HOUSE
Derby Road, Cromford, DE4 3RP
£299,995

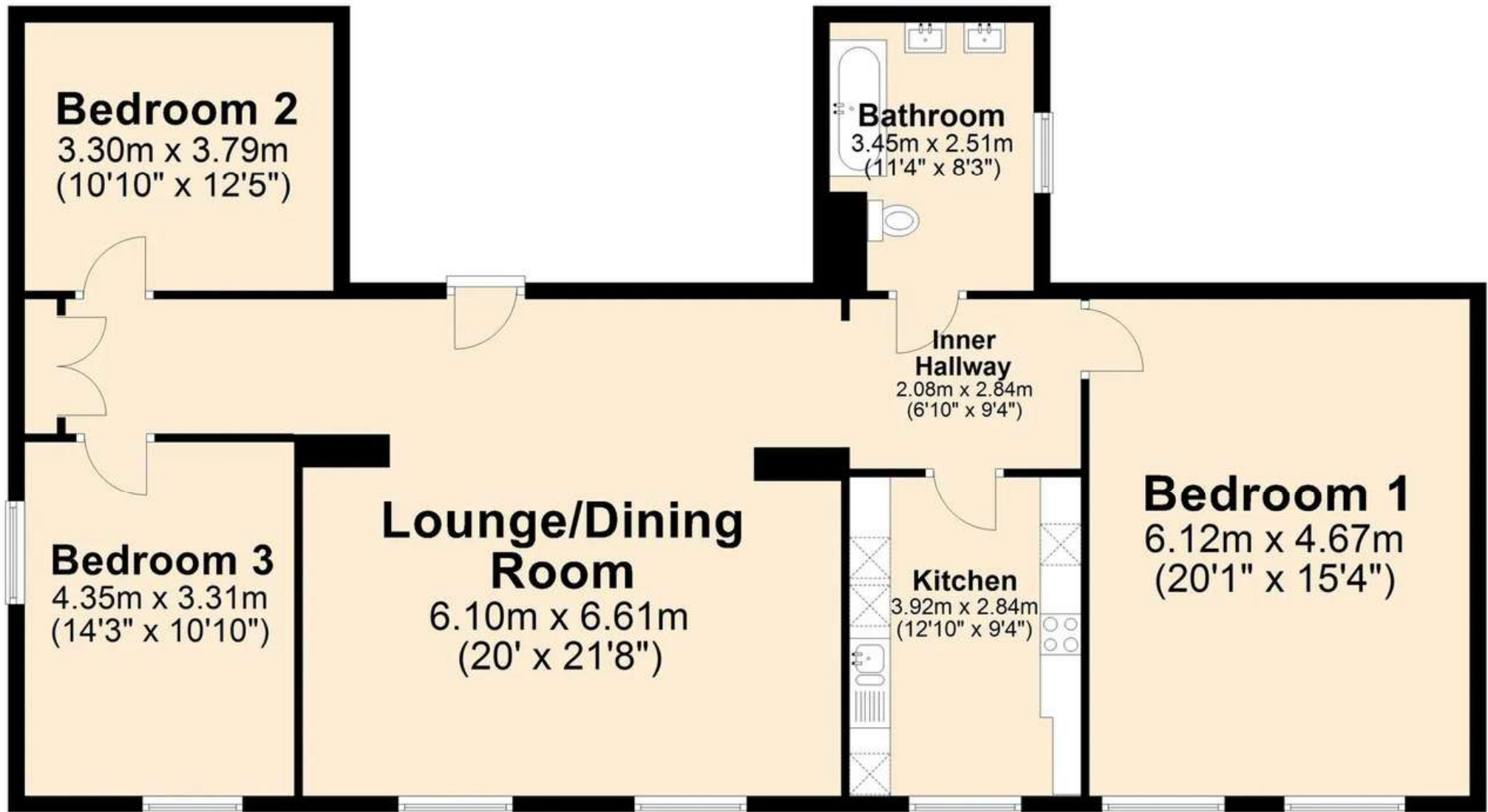






First Floor

Approx. 129.9 sq. metres (1398.5 sq. feet)



Total area: approx. 129.9 sq. metres (1398.5 sq. feet)

A stunning, first floor, two/three bedroom apartment set within an historic Grade II listed Georgian property, originally the home of Sir Richard Arkwright, the renowned industrialist. The apartment has a wealth of original features with high ceilings with original plaster cornices, and offers: two/three double bedrooms, luxury family bathroom, fitted kitchen and generous living room with fine views. The property is sumptuously decorated, and the elegant furnishings, light-fittings, and chandeliers are all available by separate negotiation. The property has shared use of the communal grounds and an allocated parking space.

Cromford is a small village with a lot of historical interest being the site of the first successful water powered cotton mill in the country. The village grew up around the mill, the majority of the houses being built by the mill owner Richard Arkwright (founder of the English sewing Cotton Company). Today the village is part of the Valley Mills World Heritage Site and offers good local amenities with easy access to the nearby towns of Wirksworth (1.8 miles), Matlock (2.6 miles) and Belper (7.8 miles) and is within commuting distance of Derby and Nottingham and having easy access to the M1 Motorway via the A38 trunk road. There is a branch line train station with a regular service to Derby and Nottingham.

The building is accessed via the original entrance door, which opens to a vestibule with black and red quarry tiled floor, which leads to the original entrance hallway, where a broad period staircase with turned spindles and newels rises to the first floor landing and apartment number three. On the landing is a useful storage cupboard for the apartment.

Entering the apartment via a broad panelled door, which opens to:

LIVING ROOM

An exceptionally spacious and elegant room with tall sliding sash windows set within panelled and shuttered reveals. The windows flood the room with light and enjoy superb far-reaching views over the gardens and the open countryside that surrounds the village. The room has elegant original pierced cornice to the ceiling, and a pair of ceiling roses. There is a dado rail, central heating radiators with thermostatic valves, and a television aerial point. The room has a display niche with a storage cupboard beneath, along with deep original skirting boards and a broad opening leading to the inner hallway. Over the opening is an elegant plaster relief, depicting a dragon.

INNER HALLWAY

Having a fine centre ceiling rose, deep original skirting boards, dado rails, and doors opening to:

KITCHEN

With original sliding sash windows set within panelled reveals, and having a window seat with views over the lawn and Cromford Meadows to the wooded hills beyond. The room has ceramic tiles to the floor and a good range of kitchen units in a hand-painted finish, with cupboards and drawers set beneath a solid timber worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting and illuminated open display shelves. Set within the worksurface is a twin bowl porcelain sink with mixer tap, and a Neff four-ring ceramic hob, over which is an extractor hood. Sited within the kitchen is an eye-level Neff double oven and grill. There is a pull-out larder unit and fitted wine rack. Integral appliances include a 12-place-setting dishwasher, and a washing machine. There is space within a cupboard for an under-counter freezer. Within one of the cupboards is the Baxi combination gas-fired boiler, which provides hot water and central heating to the apartment. Beneath the boiler cupboard is a concealed central heating radiator. The room has elegant original cornice to the ceiling, and centre ceiling rose.

From the inner hallway, panelled doors open to:

BEDROOM ONE / DRAWING ROOM

With original sliding sash windows enjoying the superb far-reaching views afforded by the property. The windows are set within panelled reveals and there is a fine feature fireplace with a decorative timber surround and marble insert and hearth, currently housing a living-flame gas fire. The room has original cornice to the ceiling, centre ceiling rose, central heating radiators with thermostatic valves, and a television aerial point. This room would make an ideal formal dining room, drawing room, or a spacious bedroom. There is ample space to create an en-suite, if required.

FAMILY BATHROOM

Being fully tiled with a ceramic tile floor and having a side-aspect double-glazed window. Suite with: contemporary panelled bath with mixer taps and handheld shower spray; his-and-hers pedestal wash hand basins with pillar taps; and dual-flush close-coupled WC. There is a vertical contemporary chrome-finished radiator and a chrome-finished ladder-style towel radiator. The room is illuminated by downlight

spotlights and there is an extractor fan.

Leading from the living room is:

ALCOVE LOBBY

With fitted storage cupboards and doors opening to:

BEDROOM TWO

With dual-aspect original sliding sash windows with fitted panel shutters, the side window overlooking the lawns, and the front window with views over the village of Cromford to the wooded hills beyond. The room has a central heating radiator with thermostatic valve, and wall and centre light points, and a television aerial point.

BEDROOM THREE

A spacious double room with front-aspect sliding sash windows with shuttered reveals, overlooking the driveway and gardens to the front of the property. The room has elegant original cornice to the ceiling, centre ceiling rose, wall and centre light points, and a central heating radiator with thermostatic valve.

OUTSIDE

The property is approached via a sweeping driveway, which opens out to provide allocated parking spaces for the apartments. Surrounding the property are delightful gardens, mainly laid to lawn, with borders interspersed with mature ornamental shrubs. The gardens are surrounded by ornamental trees, creating a tranquil space.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

- For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
- For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

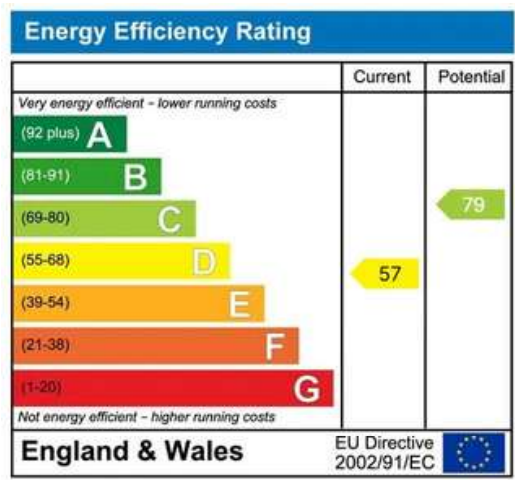
TENURE Leasehold

- Lease Length 138 years left.
- Ground Rent and Service Charge £1,700 per year.

COUNCIL TAX BAND (Correct at time of publication) ‘C’

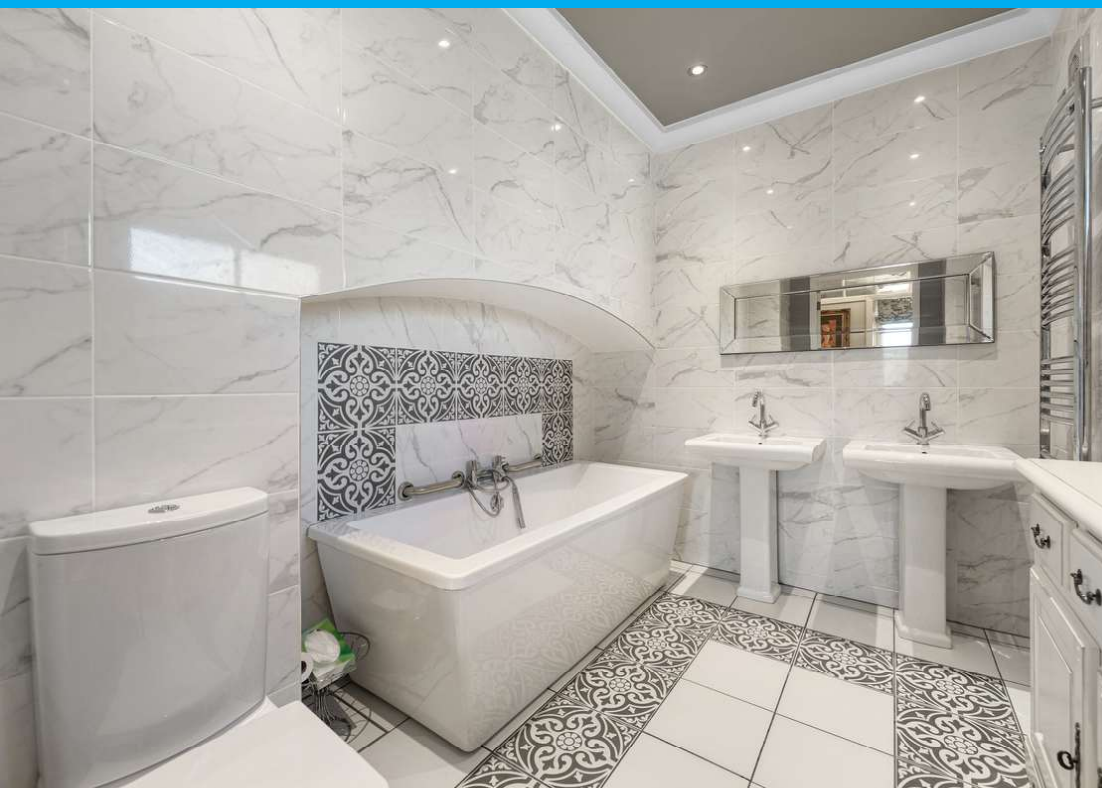
DIRECTIONS

Leaving Matlock along the A6 towards Derby, passing through Matlock Bath, upon reaching the traffic light traffic lights go straight on, where the drive to Rock House can be found on the left-hand side.













enquiries@sallybotham.co.uk
01629 760899