



The Hill, Cromford Matlock, DE4 3QR

With no upward chain, this Arkwright cottage has original features throughout and has been upgraded to a very high standard. Representing tremendous value for money, it has a new kitchen with Smeg appliances, spectacular modern shower room and a new dual fuel burner in an original Arkwright fireplace. The elegant sitting room and bedroom have fitted wooden plantation shutters and secondary glazing. With a Council Tax band A rating and having been future-proofed with upgrades throughout, this is a wonderful home, located close to the village centre.

On the ground floor is a stylish sitting room, upgraded kitchen and utility/boot room. To the first floor is a spacious double bedroom and amazing shower room. There is a separate shed, which is useful for additional storage. There is plenty of on-street parking along the stretch in front of the home, where there is a long parking bay.

Cromford village is a World Heritage Site and is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the High Peak Trail, Chatsworth House and the many delights of the Peak District.

- High quality refurbished 1 bedroom cottage
- Council Tax band A
- Smeg appliances and Belfast sink in kitchen
- Fitted wooden plantation shutters and secondary glazing
- Original Arkwright cottage packed with original features
- New dual fuel burner set within original fireplace
- Utility Porch/Boot Room and external shed
- Grade II Listed home in immaculate condition throughout
- Stunning modern shower room
- NO UPWARD CHAIN

£185,000

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Front of the home

Enter the home through a solid wooden door with brass handle and knob. A path just 20 metres away leads around to the rear entrance into the utility porch.

Sitting Room

11'9" x 11'5" (3.6 x 3.5)

This beautiful first impression is truly representative of the high quality and stylish decor to be found throughout this home. Underneath the oak floor are the original terracotta tiles. There is a high beamed ceiling and plenty of space for seating, a television cabinet and small dining table. The focal point is the large fireplace with original stone surround and tiled hearth, which houses a substantial dual fuel burner and flue. To the front is a west facing window with secondary glazing and fitted wooden plantation shutters, with a cute recessed shelf below.

The room also has a new heritage-style radiator, ceiling light fitting, skirting boards and white painted curved walls. An original pine door with iron latch opens into the kitchen.

Kitchen

11'5" x 6'9" (3.5 x 2.07)

We love this super-stylish room, which has a contemporary porcelain tiled floor, high ceiling with drop-light fitting and great storage solutions. On the right, the worktop has modern tiled splashbacks and an integral four-ring Smeg gas hob with touch-activated backlit extractor fan above. There are several cabinets including a pull-out spice rack and drawers - and a glass-fronted cabinet above. At the far end is a Smeg double oven with cabinets above and below.

Opposite, the substantial ceramic Belfast sink with antique-style black mixer tap is situated in front of a tall window looking through to the utility-porch. The deep-set window is in the original outside wall and perfectly demonstrates the thickness of the walls. The curved worktop has lots of drawers and cabinets below including a pull-out bin. At floor level is a blow-heater and, above, are two glass-fronted display cabinets.

On the left wall of the kitchen is a door into the pantry, with space for a fridge-freezer. Every space is cleverly utilised and there is another drawer and cabinet inserted beneath the stairs. A timber-framed glazed door leads into the utility-porch.

Utility Porch

9'6" x 6'8" (2.92 x 2.05)

This very useful space has a porcelain tiled floor and plenty of room to kick off boots and hang up coats after a long hearty walk. The solid oak worktop has a cupboard below alongside space and plumbing for a washing machine. There is a heritage radiator, light fitting, exposed stone walls and a solid door to the rear entrance and out to the shed. The room has a polycarbonate angled roof bringing natural light flooding down into the room.

Stairs to first floor landing

The newly-fitted stairs curve up to the first floor landing and the pipework handrail on the right is a clever nod to the industrial heritage of this home. Overhead are two light fittings and a loft hatch. Stripped pine doors with iron latches lead into the bedroom and shower room.

Bedroom

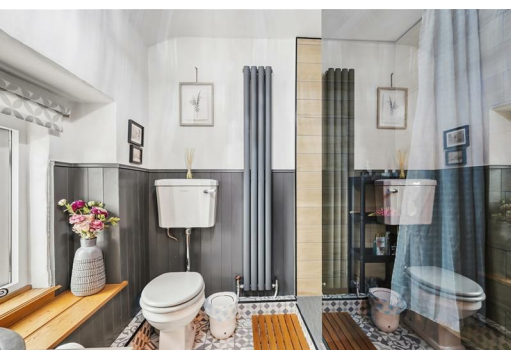
11'9" x 11'5" (3.6 x 3.5)

Elegant, cosy and spacious, the bedroom has oak-style laminate flooring and a high ceiling with light fitting. The original Arkwright fireplace is now used for display only - and has the original stone surround and a new tiled hearth which is sympathetic to the age and style of the home. The room has a heritage radiator, skirting boards and fitted wooden plantation shutters and secondary glazing to the window. The combination of the shutters and secondary glazing is effective in minimising the road noise. This double bedroom has plenty of space for a double or king size bed, wardrobe and additional furniture.

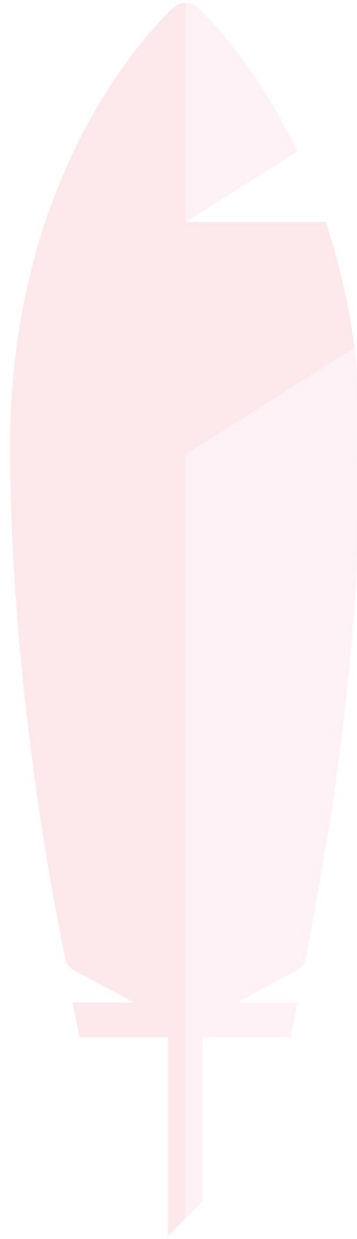
Shower Room

8'8" x 6'10" (2.65 x 2.1)

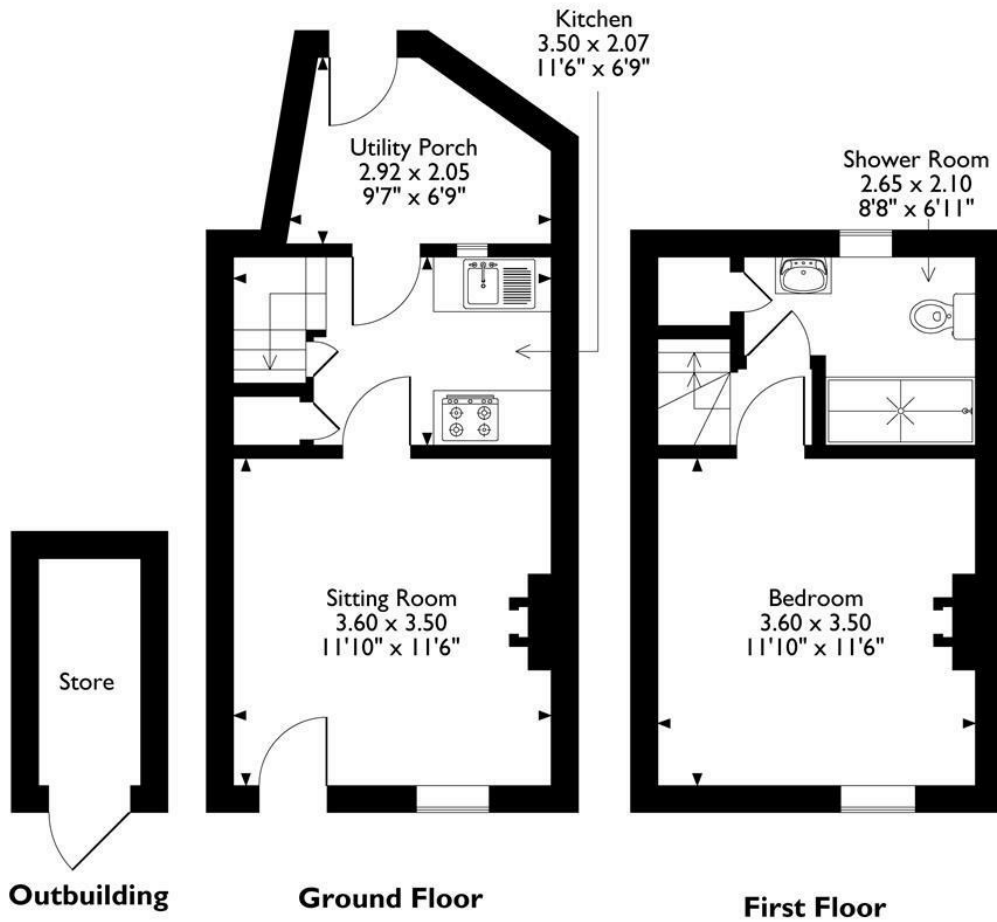
This spectacular room reminds us of a top hotel suite. Fitted by the current owners, the huge walk-in shower has a tall reinforced glass screen, which houses the mains-fed shower with a rainforest shower head and separate hand-held attachment. The shower has a timber-style tiled surround and distinctive slate-style flooring.



The room includes a quality Bayswater ceramic WC with cistern and a vanity unit with large stone bowl sink with black mixer tap and impressive tall tiled splashback panel. The wide sill in front of the timber-framed frosted window has an iron latch and opens to reveal great views over village rooftops and gardens. There is a tall slate-coloured radiator, modern tiled floor, ceiling light fitting and wood-panelled walls; all of which contribute to the luxurious feel of this room. A deep cupboard over the stairs has shelving and houses the combi-boiler.



67 The Hill
 Approximate Gross Internal Area
 46 Sq M / 495 Sq Ft
 (Excluding Outbuilding)



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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