



GRANT'S
OF DERBYSHIRE

173 The Hill, Cromford, Nr Matlock DE4 3QU
Asking Price £300,000

We are delighted to offer For Sale, this two bedroom, Grade II listed, semi detached cottage which is located just off the centre of this popular village of Cromford. This home dates back to 1690 and has a wealth of character and original features. There are extensive gardens to the front and rear and a converted former Pigsty which has a number of uses such as a home office, workshop or artist's studio. The accommodation comprises; entrance hallway, ground floor bathroom, utility area, dining kitchen and living room. On the first floor there is a "Derbyshire" landing with two good size bedrooms leading off. Off Street parking. Viewing Highly Recommended. Virtual Tour Available.



The Location

This home is located just a short walk from the centre of Cromford, which is a popular local centre with shops, post office, cafes, pubs and a sought after primary school. Nearby towns such as Wirksworth, Matlock and Ashbourne offer further facilities and the city of Derby is just half an hour away by car. Cromford has a railway station and is well connected to the main road network by the A6. The village is part of a Unesco World Heritage Site set in the rolling countryside of Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which offers watersports and wildlife activities.. Lovely walks from the doorstep here too, with a network of footpaths linking up with the nearby High Peak Trail.

A Brief History

This home, dating back to the late 17th Century is Grade II Listed and is believed to have been used for a number of different purposes over the years including an Ale House (there is a former serving hatch still evident in the Living Room) and a chapel. The current vendors have been informed by local historians that this home will have been occupied by "multiple" families at the same time, initially lead miners and latterly employees of Arkwright's Mill.

Ground Floor

This home can be entered via the front door which leads into the dining kitchen or via the multi-paned, split stable door to the rear which opens into the

Entrance Hallway

With a cream and terracotta quarry tiled floor and having hooks for coats and hats. The first wood panelled door to the right leads into the

Ground Floor Bathroom 9'9" x 7'10" max (2.98 x 2.4 max)

Stylishly tiled with a cream and with the cream and terracotta quarry tiled floor. There is a roll top bath with hand held, telephone-style shower attachments, a low flush WC and a pedestal sink. A built-in cupboard with slatted shelving provides good storage for linen and household cleaning items. Along the inner hallway, passing the original panelled front door with four-pane window, a door leads into the

Utility Area 5'0" x 2'10" max (1.54 x 0.87 max)

With wall mounted shelving, space and plumbing for a washing machine/dryer with a small window to the rear aspect. The "Worcester" combination gas boiler

(approximately 5 years old) is located here. From the hallway, doors lead off to the first floor stairwell, the dining kitchen and the

Living Room 15'5" x 13'7" (4.71 x 4.16)

A larger than average reception room with windows to both side aspects providing a good level of natural light. There is a heavy wooden beam, matching wall lights and a handsome stone fireplace and hearth housing a recently installed Stovax multi-fuel cast iron stove with oak fronted, built -in cupboards to the recess. There are feature inglenooks with display shelving, TV and satellite points and an opening which leads to the front door and vestibule.

Dining Kitchen 11'11" x 8'11" (3.64 x 2.73)

With a wood laminate flooring and a solid wood range of wall, base and drawer units with open display shelving and matching plate rack, inset stainless steel sink and mixer tap over. There is space for an upright fridge freezer, dining table and chairs and integrated appliances include; gas hob with curved glass extractor over, electric oven and dishwasher. A delightful stone fireplace with original built -in cupboards to the side houses an "Oregon Masport" cast iron stove/heater. There is a double glazed sash window to the front aspect and a solid oak door which leads out to the front pathway and garden.

First Floor

From the hallway, a cottage door opens to reveal the staircase which rises to the first floor (Derbyshire) landing which measures 2.57 x 2.09m. There is a window to the side aspect, a wall light and a Victorian-style radiator. Doors lead to bedroom two and

Bedroom One 15'9" x 14'1" (4.82 x 4.31)

A larger than average main bedroom which could conceivably be divided into two rooms (subject to obtaining the necessary permissions). There is a wide board, oak flooring, windows to both side aspects (the one to the rear providing far-reaching views) and a brick built fireplace with cast iron grate and wooden surround. TV point.

Bedroom Two 12'8" x 9'2" (3.87 x 2.8)

Another double bedroom with a Victorian-style fireplace, wall light and a multi-paned window to the front aspect.

Outside

To the front of the property there is a gravelled driveway providing parking for one car (there is potential here to widen the driveway to increase the parking subject to

obtaining the necessary planning permissions and approvals). Steps lead up to an extensive lawned garden bordered with an extensive range of mature trees (numerous fruit trees including apple and cherry)and plants. Steps lead down to a gravelled pathway which continue around to the front door and to the side where a wooden gate leads to the rear garden passing the stone-built former outhouse (1.84 x 1.18m) having power and providing useful storage for garden equipment etc. Here we discover an extensive lawned garden with paved seating area, external water tap and security lighting and a central gravelled pathway which leads down to the bottom of the garden, again having a range of plants and trees (apple and nut) along with a number of fruit bushes including strawberry and blueberry. There are two/three seating areas around the garden, ideal for enjoying the south-facing aspect and the elevated views towards Riber Castle and the Heights of Abraham. At the bottom of the garden a wooden door opens to reveal

The Pigsty 10'8" x 7'2" (3.26 x 2.2)

This is a superb addition to the home, of stone built construction and upgraded by the current vendors with power, light and Cat5 network connection. This room has a number of uses such as a home office, artist's studio or games room. There is feature exposed stonework, a high level window and the original low level doorway to the side has been retained. To the side of the Pigsty there is a useful storage area for wood, garden equipment etc.

Directional Notes

The approach from our Wirksworth Office on St John Street is to continue towards Cromford via Harrison Drive, Continue up Steeple Grange passing under the bridge with the High Peak Trail and travel down Cromford Hill where the property is located on the right hand side, clearly identified by our For Sale board. We would recommend parking on Barnwell Lane (just after the cottage on the right hand side) and walking back up to the cottage on first viewings.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

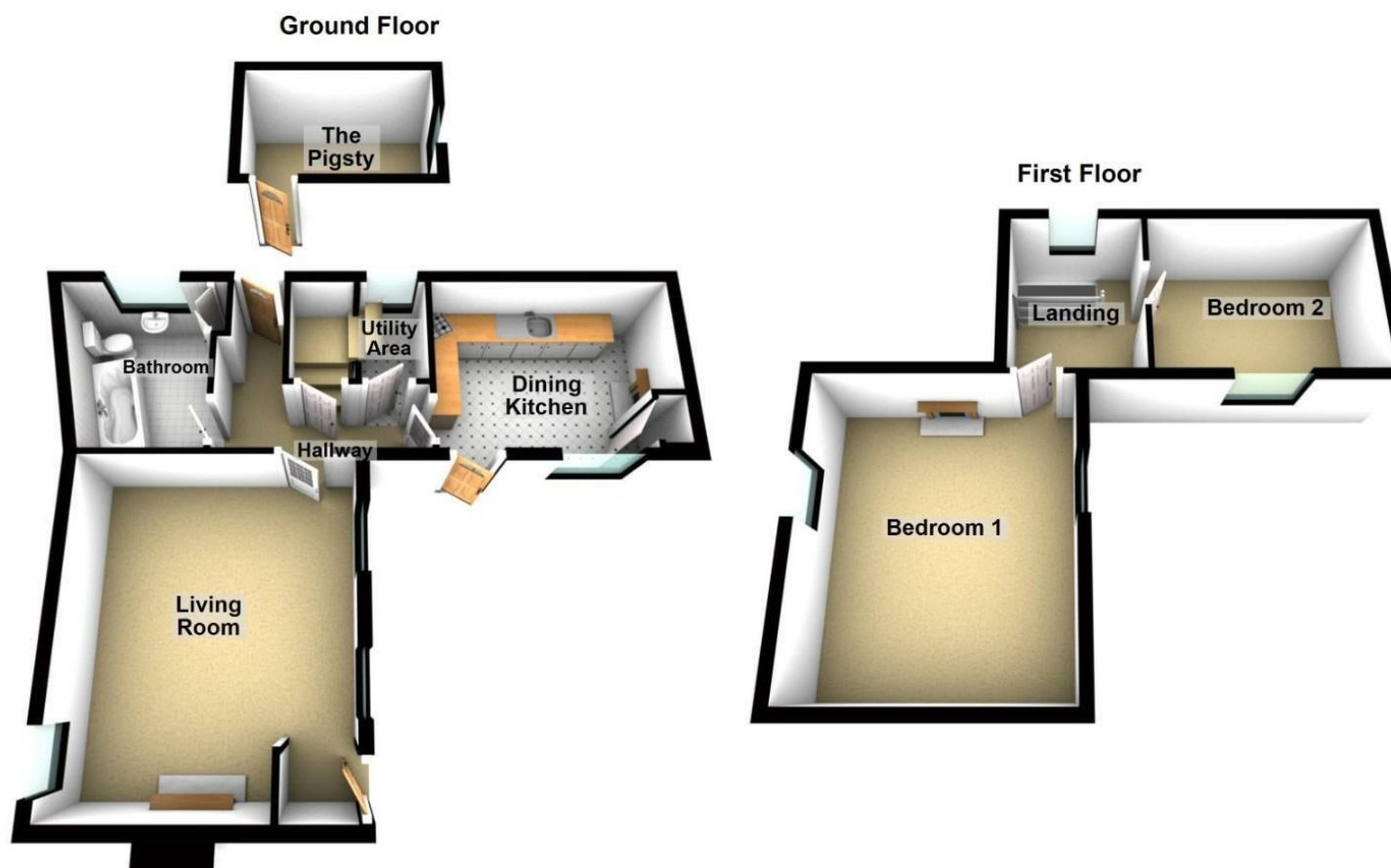
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.







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This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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