



Derby Road, Cromford Matlock, DE4 3RN

Elegant and historic features combine with complementary new upgrades in this wonderful, spacious home. The grand ornate fireplace, oak flooring, detailed floor tiles and several doors came directly from Ilam Hall when this home was built in the 1930s. A new conservatory, new windows, ground floor WC, utility room and kitchen worktops have all been added in the last couple of years. With lots of reception room space on the ground floor, it is perfectly feasible to consider using the dining room as a fourth bedroom on the ground floor.

The home is only a 10 minute walk from the High Peak Trail and occupies an elevated position in this UNESCO World Heritage village. With spectacular panoramic views across the valley to the hillside opposite the home is set within a large plot.

The entrance hallway leads into the sitting room (and on to the conservatory), dining room, kitchen, pantry, utility room and ground floor WC. To the first floor are three bedrooms and the family bathroom.

The front and rear gardens have been lovingly maintained and are relatively easy to maintain, with mature plants and trees positioned within the slate and gravel beds. A long driveway at the rear leads to a covered car port with space for 2-3 vehicles to park in front of the detached garage. We are informed that the adjacent land has a covenant prohibiting development, so that protected neighbouring land is an additional feature of this home.

The village has a popular primary school and there is a bus to Anthony Gell secondary school from the village centre. Cromford is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. Wirksworth, at the top of the hill, has just been named Sunday Times 'Best place to live in Derbyshire' 2025. 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

- Elegant, gorgeous 3-4 bedroom family home
- Fireplace, doors and flooring from Ilam Hall
- New conservatory 2023 and new windows in 2024
- Neff ovens, gas hob and dishwasher
- New kitchen worktops, utility room and ground floor WC
- Panoramic views across the valley
- Substantial front and rear gardens
- Garage, car port and parking for 2-3 vehicles
- Walking distance to primary school and village centre
- Located in UNESCO World Heritage Site village

£500,000

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Front of the home

A high stone wall forms the front boundary and stone steps with an iron handrail on the left lead up to the front garden. A path leads to the front door and a gate on the side through to the rear garden. The large front garden has substantial slate and gravel beds and a range of mature bushes and trees, including cypress, pine and sumac trees. A modern timber fence forms the left hand boundary and the right boundary has a cherry laurel bush.

Beside the front door is a distinctive stone column and there is a wall-mounted light and letterbox beneath the sturdy oak canopy porch. Enter the home through the high quality part-glazed composite front door.

Entrance Hallway

Indicative of the exquisite quality throughout, the hallway includes several features from Ilam Hall, which were incorporated into the original build of the home in the 1930s. The hallway has oak flooring and doors into the sitting room, dining room and kitchen. Like all rooms in the home, the hallway has high skirting boards and ceiling coving. There is also a ceiling light fitting, radiator and a staircase to the first floor landing.

Sitting Room

14'0" x 11'9" (4.27 x 3.59)

The centrepiece of this room is the huge marble fireplace from Ilam. It has beautiful decorative detail and houses a substantial wood burner and flue with a stone tiled hearth and brass rail. The room is carpeted with Ilam oak flooring beneath. This triple aspect room has a wide east-facing window with great views across the valley, together with two north-facing windows and wide double French doors into the conservatory. The sitting room also has a picture rail, wall lights and a radiator.

Conservatory

11'1" x 9'6" (3.4 x 2.9)

A lovely bright room, the conservatory has a tall gable end looking out to the rear garden and two large Velux windows set within the vaulted ceiling. The room has light oak laminate flooring, wall lights, power points, a radiator and plenty of space for seating, a desk and additional furniture.

Dining Room/Bedroom Four

14'11" x 11'5" (4.55 x 3.5)

The spacious dining room has plenty of space for a six-seater dining table. The room includes parquet flooring from Ilam Hall and a large rectangular window seat in the west-facing bay window, which looks out to the rear garden. The room also has a ceiling light fitting and radiator.

With the sitting room and the potential for the conservatory to be used for dining, this room could easily be used as a fourth bedroom on the ground floor.

Kitchen

12'4" x 10'6" (3.76 x 3.22)

With brand new worktops, the country-style kitchen has beautiful floor tiles from Ilam Hall, which flows seamlessly through to the rear porch. Entering from the entrance hallway, immediately on the left is a door to the large pantry, which has a tiled floor, east-facing window, shelving, ceiling light fitting and space for a freezer or refrigerator.

Beyond is a fitted double Neff oven with integral Neff microwave above. Set within the new L-shaped worktop is a contemporary jet black 1.5 sink and drainer with chrome mixer tap beneath the wide east-facing window. This looks out over the front garden and across the valley to the hillside opposite. There are a range of high and low level cabinets including an integrated Neff dishwasher and refrigerator. There are tiled splashbacks to the worktop and a south-facing window looking out to the adjacent field and woodland.

On the right are more fitted cabinets and an integral Neff five-ring gas hob with extractor fan above. The room has a beamed ceiling, brass-encased recessed ceiling spotlights and a wall-mounted towel heater. A part-glazed door leads through to the rear porch and on to the utility cupboard and ground floor WC.



Rear Porch

The useful rear porch has a recessed barrier floor mat and stone floor with more 11cm floor tiles flowing through from the kitchen. The modern part-glazed rear door leads to the side of the home, giving access to the front and rear gardens. There is a stone arch and ceiling light fitting overhead and pine doors with iron latches to the utility cupboard and ground floor WC. The utility cupboard has space and plumbing for a washing machine, with space above the shelf for a tumble dryer.

Ground Floor WC

5'1" x 4'4" (1.56 x 1.34)

Newly fitted with lots of cabinets, the room has a substantial ceramic Butler's sink with drainer and chrome mixer tap. There is a tall cupboard with hanging rail for coats. The room also includes a ceramic WC with integral flush, frosted double-glazed window, patterned tile floor, ceiling light fitting and radiator.

Staircase to first floor landing

The grand staircase has carpeted stairs and a tall east-facing window at the half-turn, showcasing those tremendous views. At the landing is a ceiling light fitting and matching wooden doors to the three bedrooms and bathroom. On the right is a large airing cupboard with condensing boiler, immersion tank and shelving. The hatch above leads into the fully-boarded loft, which has a pull-down ladder. It is very spacious with good headroom and - subject to planning consent - offers a great opportunity to extend up into.

Bedroom One

14'0" x 11'8" (4.27 x 3.58)

This large dual aspect double bedroom has tremendous east-facing views through the triple window at the front and over the garden at the rear. This carpeted room has a radiator, ceiling light fitting and lots of space for a double or king size bed and additional furniture.

Bedroom Two

12'0" x 11'5" (3.67 x 3.5)

Another good-sized double bedroom with full-width fitted wardrobes on the right, this bedroom has a west-facing window with views over the rear garden. The carpeted room has a radiator, ceiling light fitting and fitted dressing table and drawers.

Bedroom Three

8'2" x 7'5" (2.51 x 2.28)

This bedroom at the rear would also be a great home office or nursery. The carpeted room has a radiator and ceiling light fitting.

Bathroom

8'2" x 8'2" (2.51 x 2.5)

We always love a home with a separate bath and shower cubicle. The tall clear window has south-facing views over the adjacent field and woodland. To the left, the shower cubicle has sliding glass doors and houses the mains-fed shower with tiled surround. To the right is a white tubular heated towel rail and ceramic pedestal sink with chrome mixer tap. The bath has a corner-positioned chrome mixer tap meaning you can truly stretch out and relax. There is also a ceramic WC with integral flush and mirrored cabinet above. The room has a tiled floor, recessed ceiling spotlights and floor-to-ceiling tiles.

Rear Garden

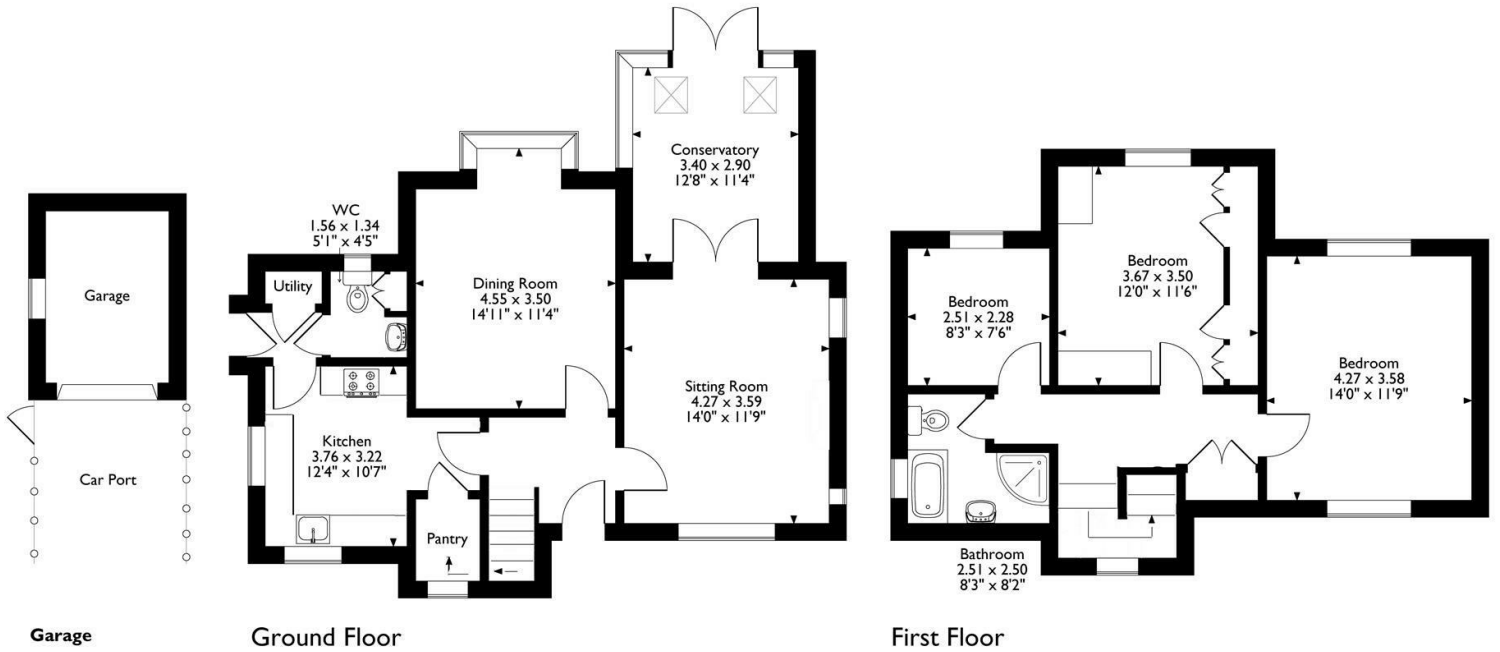
The huge rear garden has been lovingly tended over the years. Accessed from the car port, the conservatory and via the iron gate at the side, gravel paths with stepping stone pavers meander between colourful slate and gravel beds. There are a wide range of bushes and trees including a cypress, magnolia, Japanese red cedar, rhododendron and burning bush tree. Timber fences form the boundary of this garden which faces to the south and west, so gets the sun all day long. It feels very spacious and open. There is plenty of space for seating and dining and there is an outside tap and gate to the car port, garage and driveway.

Car Port and Garage

Accessed via the long driveway at the rear, there is space to park 2-3 vehicles in front of the garage, which has a window looking into the rear garden.



The Gables, Derby Road
 Approximate Gross Internal Area
 121 Sq M / 1302 Sq Ft



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	52	

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		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315