



GRANT'S
OF DERBYSHIRE

The Lilies, Griffie Grange Valley, Grange Mill, Matlock DE4 4BW
Offers Around £550,000

We are delighted to offer For Sale, this former historic public house which was converted for residential use sometime in the 1900's and occupies a large plot with garden and woodland extending to approximately 8 acres. The home and site offers huge opportunity for development and includes two commercial-sized garages on site, ideal for a number of businesses and trades. To the rear of the home is a stone built annexe which provides ancillary accommodation to the main home and is ideal for those with dependant relatives or wish to enjoy an income from the holiday let business. The main home itself benefits from oil-fired central heating and retains a wealth of character and original features throughout. The accommodation briefly comprises; entrance hall, sitting room, dining room, breakfast kitchen, utility area, ground floor bathroom, additional reception room/home office and conservatory. On the first floor there is a family bathroom and five double bedrooms, three of which have ensuite shower facilities. Outside there are extensive gardens, well stocked with a variety of trees and plants with brick built outbuildings giving further potential for development. In addition, planning has been approved for conversion of a former barn to holiday accommodation. Viewing Highly Recommended. Virtual Tour Available.



A Brief History

The Lilies Inn was originally a public house probably before 1841, where it appears in the Census. It was named after the Lily-of-the-Valley (*Convallaria majalis*), a poisonous but beautiful woodland plant with scented flowers that covered a wide area in the steep woods on each side of the Via Gellia passing the Inn. It was popular with Middleton men, who would walk down there, have a pint of beer and a chat, then get watercress out of the brook on the way back. It must also have been used by men from the nearby hamlets of Grangemill and Ible. In the mid-1900's the Inn became a private house, but with very little change. Though some way from any town, it was well connected by the Via Gellia with Cromford which also passes the Pig of Lead (Former Public House). The Lilies was always an enjoyable Sunday excursion, either by bicycle, horse and trap, early motor car or even charabanc from Matlock Bath.

Main House

Ground Floor

A part-glazed front door, beneath a storm porch, opens into a welcoming entrance hallway with staircase rising to the first floor. To either side are two well-proportioned reception rooms.

The sitting room is full of character, featuring two exposed ceiling timbers and a substantial stone fireplace with raised hearth housing a wood-burning stove. Opposite, the dining room offers another generously sized living space with a stone fireplace as its focal point, incorporating a charming cast-iron range.

From the entrance hallway, two steps lead down into the kitchen, the true heart of the home. There is ample space for a family dining table, and an AGA range cooker sits neatly within the original fireplace. The room is well lit by both wall lights and recessed ceiling spotlights. An opening to the rear leads into the utility room, fitted with work surfaces, open shelving, a Belfast sink with swan-neck mixer tap, integrated electric oven with electric hob, and space and plumbing for a washing machine and dishwasher. The utility

benefits from windows to the side and a part-glazed door opening to the rear garden.

On the opposite side of the kitchen, an inner hallway provides access to the ground-floor bathroom and an additional reception room currently used as an office. The bathroom is part tiled and fitted with a three-piece suite including a pedestal wash hand basin, low-flush WC and panelled bath, with an obscured window to the rear. The office offers excellent flexibility and could serve a variety of uses; glazed double doors open into a good-sized conservatory, which in turn provides access to the exterior.

First Floor

A semi-galleried landing, with a window to the front aspect, provides access to the two principal bedrooms. Both are well-proportioned rooms situated to the front of the property and benefit from built-in bedroom furniture, together with en-suite shower rooms.

An opening leads through to a further landing, from which three additional double bedrooms are accessed, one of which also has the advantage of an en-suite facility. A family bathroom serves the remaining bedrooms on this floor.

Barn Conversion/Annexe

Ground Floor

This converted barn offers excellent self-contained accommodation, ideally suited for a dependent relative. The ground floor features an attractive open-plan kitchen/living space, with the kitchen area fitted with a range of wall and base units together with an integrated oven and hob. The living area is well arranged with ample space for soft furnishing as well as a dining table and chairs. Glazed double doors and matching side panels opening directly to the exterior. In addition, there is a useful utility area and a ground-floor WC.

First Floor

From the landing area, a door opens into a well-proportioned double bedroom, which benefits from two built-in storage cupboards. Off the bedroom is a spacious, part-tiled bathroom fitted with a four-piece suite comprising a bidet, concealed-cistern WC, wash hand basin with mixer tap set within a vanity unit, and a large walk-in shower cubicle.

Outside

Immediately to the front of the property there is a driveway offering off road parking for several vehicles. To the south side of the property a five bar gate gives access to a large area of hard standing where we have two large, former commercial garages, ideal for those in the building trade looking for storage/industrial use or offering potential for further development, possibly residential, subject to obtaining the necessary planning permissions. This area extends into a large area of woodland, a noted site of "Special Scientific Interest" and has the remains of a former water-powered mill here. Immediately to the rear of the main home we have two garages and then extensive gardens, well stocked with a variety of trees and plants

Directional Notes

From our Wirksworth office proceed in the direction of Cromford. As you descend into the village of Cromford, just before the pedestrian crossing, take the left hand turn into Water Lane (Via Gellia Road/A5012). Continue along this road for approximately four miles, after which The Lilies can be found on the right hand side.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

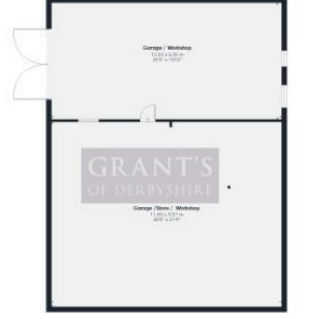
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.





The Annexe & Commercial Garages



 Ground Floor Main House	 First Floor Main House	Approximate total area⁽¹⁾ 458.3 m² 4932 ft² Reduced headroom 1.7 m² 18 ft²
 Ground Floor Barn Conversion	 First Floor Barn Conversion	
 Ground Floor Garage / Workshop		

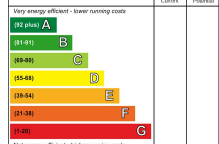
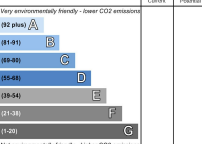
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating		Current	Potential
 Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	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 CO₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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