



## Scarthin, Cromford, DE4 3QF

Having been fully renovated throughout to a high standard, this pristine two double bedroom cottage has an easy-maintenance garden with elevated views over the village. The cottage is currently operated as a successful holiday let. Located in the heart of this UNESCO World Heritage village, the cottage has a new kitchen, new shower room, new windows and the option to include all furniture with the purchase of this home.

On the ground floor, the entrance porch leads into a spacious lounge-diner, with a kitchen to the left and shower room to the right. Stairs lead up to the two double bedrooms on the first floor. Steps to the right of the home lead up to a high level courtyard garden, with views over rooftops to the dramatic hilly countryside surrounding Cromford. The home is also zero-rated for business rates as a holiday let.

Cromford itself is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. The famous Scarthin bookshop is just a one minute walk away, as is the much-photographed mill pond and the pubs and eateries of The Greyhound, the Boat Inn and Parky's - a great favourite of ours.

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.

- Immaculate 2 double bedroom cottage
- Fully renovated and upgraded to a high standard
- New kitchen and new shower room
- 'Turnkey' home for first time buyer or holiday let
- Elevated garden with panoramic views
- Cosy yet spacious Georgian cottage
- In the heart of UNESCO World Heritage village
- Zero-rated for business rates
- All furniture can be included in the sale
- New windows throughout with shutters and fitted blinds

**£215,000**

# Scarthin, , Cromford, DE4 3QF

## Front of the home

Steps lead up from the famous Scarthin lane up to a courtyard in front of the home. A path and steps on the right lead further up to the elevated garden.

This traditional brick-built end terrace has shuttered windows to the kitchen and an upstairs bedroom on this front elevation. There is a light, hanging baskets and letterbox to the left of the front door. Enter the home through a composite front door into the entrance porch.

## Entrance Porch

Modern herringbone light oak-effect vinyl flooring flows seamlessly from here through to the lounge-diner and kitchen. There is a radiator, part-panelled walls and space for coat hooks and to kick off boots after a hearty local walk.

## Lounge-Diner

14'9" x 13'4" (4.51 x 4.08)

This spacious room has a high ceiling with two tall west-facing windows with fitted blinds. The focal point is the large log burner and flue, set upon a tiled hearth within a tall stone fireplace. To the left is a deep and wide alcove with fitted shelving. The room has plenty of space for a 4-6 seater dining table, sofa and other seating and furniture, including beneath the useful under-stairs open space. There are also a large and small lockable storage cupboard here too.

The room feels elegant, with the bottom half of the walls panelled. There are two radiators and a ceiling light fitting. An open entrance leads into the kitchen, whilst matching pine doors with iron latches go through to the ground floor shower room and to the stairs up to the first floor.

## Kitchen

7'0" x 5'10" (2.15 x 1.8)

This well-designed and newly-fitted kitchen has an L-shaped oak-effect worktop. An integral stainless steel sink and drainer with swan neck chrome mixer tap sits beneath an east-facing window with views across to the dramatic tree-filled cliffside opposite. There are contemporary tiled splashbacks, a range of high and low level cabinets and an integrated refrigerator. On the worktop is an integral four-ring electric hob with gas oven below and brushed chrome extractor fan above. The kitchen also has space and plumbing for a washing machine and a ceiling light fitting.

## Shower Room

9'7" x 5'11" (2.93 x 1.81)

We love this stylish room, which has been recently fitted. The large rectangular cubicle with pivoting glass doors houses a mains-fed shower with rainforest shower head and separate hand-held attachment. To the left is a 'floating' ceramic sink with chrome mixer tap and a ceramic WC with integral flush.

The room also has contemporary tile-effect vinyl flooring, a cute deep-set frosted double glazed window, radiator, recessed ceiling spotlights, an extractor fan and additional wide frosted double glazed window.

## Stairs to first floor landing

Newly carpeted stairs have a window at ground floor level, a handrail on the right and wall light. Matching pine doors with iron latches lead into the two double bedrooms.

## Bedroom One

11'3" x 10'7" (3.43 x 3.25)

Currently set up as a large twin bedroom, the tall west-facing window has views to the verdant hillside and pretty jumble of Cromford rooftops. The original iron fireplace and grate is set within a stone fireplace, with columns either side and a mantelpiece above. An alcove with shelving and hanging rails is to the left, whilst there is a tall recessed storage cupboard on the right. The room is carpeted and has a radiator and high ceiling with light fitting and small loft hatch. Like several rooms in the home, this also has part-panelled walls, adding to the sense of style.



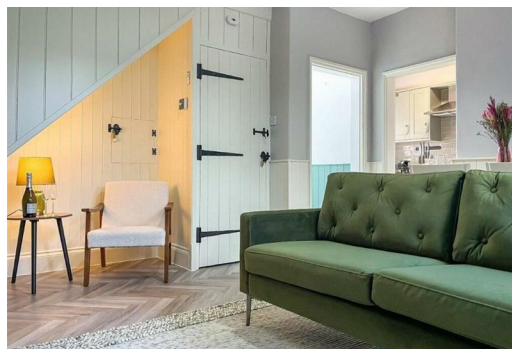
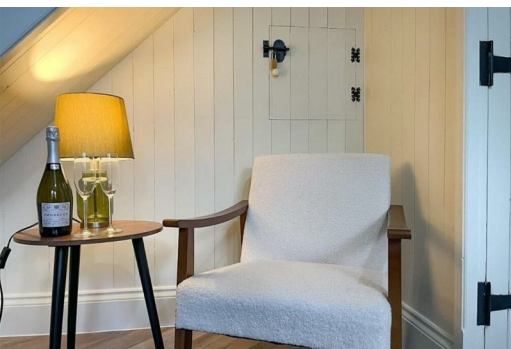
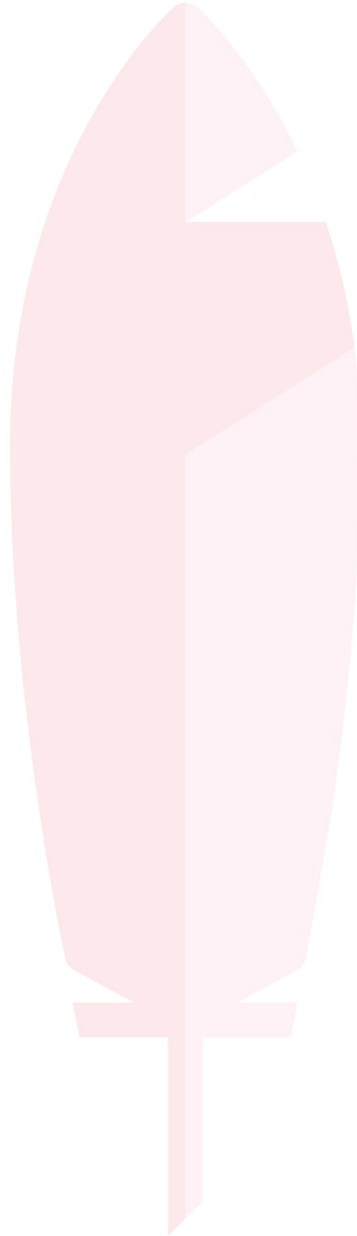
## Bedroom Two

14'0" x 9'10" (4.27 x 3)

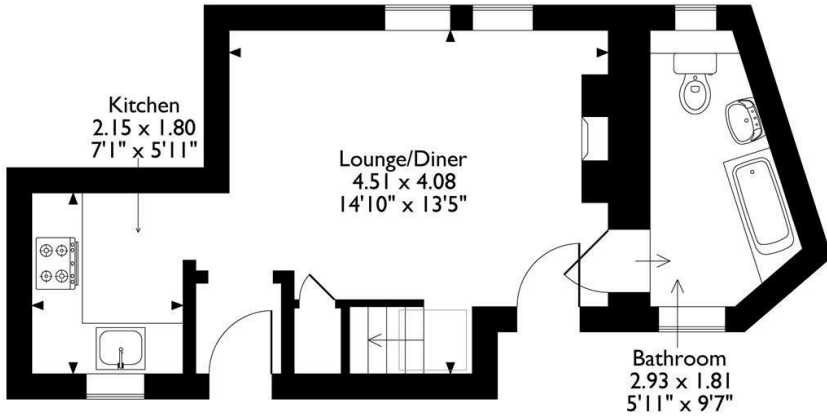
This beautiful large double bedroom has another deep, tall west-facing window providing great views to wake up to. The original fireplace has a decorative iron surround and mantelpiece. The wide panelled wall stretches full-width behind the bed. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for bedroom furniture.

## Garden

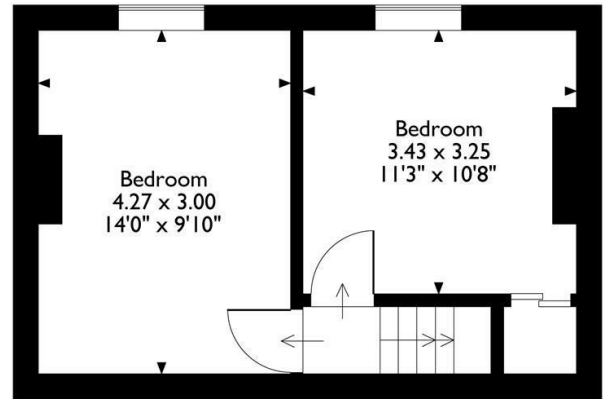
Accessed up several stone steps, this wonderful private and elevated garden has a dining courtyard with white stone floor. There is a brand new timber fence and gate plus a brick outhouse, useful for storage up here. A tall traditional Derbyshire dry stone wall forms an impressive rear boundary and helps retain heat on this sun-trap garden. There are also three small flower beds in this peaceful sanctuary high above the village.



## Rose Cottage Approximate Gross Internal Area 54 Sq M / 581 Sq Ft



**Ground Floor**



**First Floor**

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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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