BRICKS + MORTAR

The Hill,
Cromford, DE4 3QU

This gorgeous two double bedroom, three storey cottage has been substantially improved by the current owners. Upgrades include a wonderful extended bathroom, lime plastered walls, elegant decor throughout and a two-tier garden with dining patio, vegetable patches and decking.

On the ground floor, the sitting room has space for a four-seater dining table and leads through to the breakfast kitchen. To the first floor are a double bedroom and enlarged bathroom with separate bath and shower cubicle, whilst the entire top floor is occupied by a double bedroom. To the rear is a useful stone outhouse, a lower garden with dining patio and lawn - and then an upper garden with vegetable patches, decking and wonderful views.

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. The High Peak Trail traverses the top of Cromford Hill and offers off-road walking and cycling routes for 26 miles from Cromford up to Buxton. Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the Haddon Hall Chatsworth House and the many delights of the Peak District.

- Exceptional character cottage on Cromford Hill
- Extended and modernised high quality bathroom
- Lime plastered walls to bathroom and main bedroom
- In immaculate condition throughout
- Large garden with dining patio, decking and vegetable patches
- Wood burner
- Sought-after village packed with amenities
- Two double bedrooms
- Original features throughout including stone mullion windows
- UNESCO World Heritage Site village

£225,000

The Hill, , Cromford, DE4 3QU

Front of the home
Located on the popular Cromford Hill, there is space at the cobbled front for seating and/or a flower trough or window box. Enter the home through a wooden part-glazed front door.

Sitting Room
14'5" x 12'11" (4.4 x 3.95)
This is an impressive and uplifting entrance to the home. The cosy yet spacious carpeted living room has a high beamed ceiling with recessed spotlights and space on the left for a four-seater dining table. The focal point is the cast iron wood burner set within a large stone fireplace. It sits upon a tiled hearth with brick surround. Alcoves on each side include a cute recess on the right, perfectly suited to being a log store, with a cupboard housing meters below. Wood framed windows set within stone mullion windows have a deep sill. There are stairs to the first floor landing on the left and a pine door through to the breakfast kitchen.

Breakfast Kitchen
14'9" x 6'6" (4.5 x 2)
The solid pine breakfast bar on the left has cabinets and shelving above and space for three stools below. Beyond the half-glazed door to the rear garden is the main kitchen over to the right. There is space for a fridge-freezer then a solid pine worktop with a large inset ceramic 1.5 Belfast sink and drainer with brass mixer tap. A range of high and low level fitted cabinets include space and plumbing for a dishwasher. A window looks out to the rear garden.

Opposite is another solid pine worktop with tiled splashbacks. There are more fitted cabinets below the worktop and shelving above. The Stoves oven is included in the sale. The kitchen also includes a beamed ceiling, two ceiling light fittings, tile-effect laminate flooring and a radiator.

Utility-Store
This useful stone outhouse is accessed from the garden. There is plenty of storage room plus space and plumbing for a washing machine.

Stairs to first floor landing
From the sitting room, carpeted stairs with a handrail on the left lead up to the first floor landing...and continue on up to the second floor. The landing itself has sold pine floorboards, a wall light and under-stairs cupboard with shelving. Pine doors lead into Bedroom Two and the bathroom.

Bedroom Two
13'1" x 8'6" (4 x 2.6)
The pine floor flows seamlessly into this double bedroom, which has a beamed ceiling, very deep double wardrobe, wall lights and radiator. The timber-framed south facing windows with iron latches are set within stone mullions.

Bathroom
14'11" x 6'6" (4.55 x 2)
This stunning room has been doubled in size by the current owners, utilising what was a small third bedroom to create a breathtaking large bathroom. It's one of our favourite ever. The pine flooring flows seamlessly through from the landing. On the left, the cubicle has curved glass doors, a tiled surround and houses a mains-fed shower with monsoon head. There is a ceramic pedestal sink, ceiling light fitting, extractor fan and airing cupboard in this half of the room.

An archway with chrome heated towel rail on the right and cute window with views to the rear garden on the left leads through to the other half of the bathroom. The large standalone rolltop bath has claw feet, a heritage-style chrome mixer tap and hand-held attachment. There is also a ceramic pedestal sink with chrome taps and a ceiling light fitting above.

Bedroom One
14'7" x 13'1" (4.45 x 4)
We love this magnificent room, which occupies the entire top floor. This very large double has two oak ceiling beams, a radiator, three wall lights and large alcove perfect for positioning a wardrobe. The room is carpeted and has timber-framed south facing windows set within stone mullions and having views up towards Black Rocks and Sheep's Pasture on the High Peak Trail.

Rear Garden

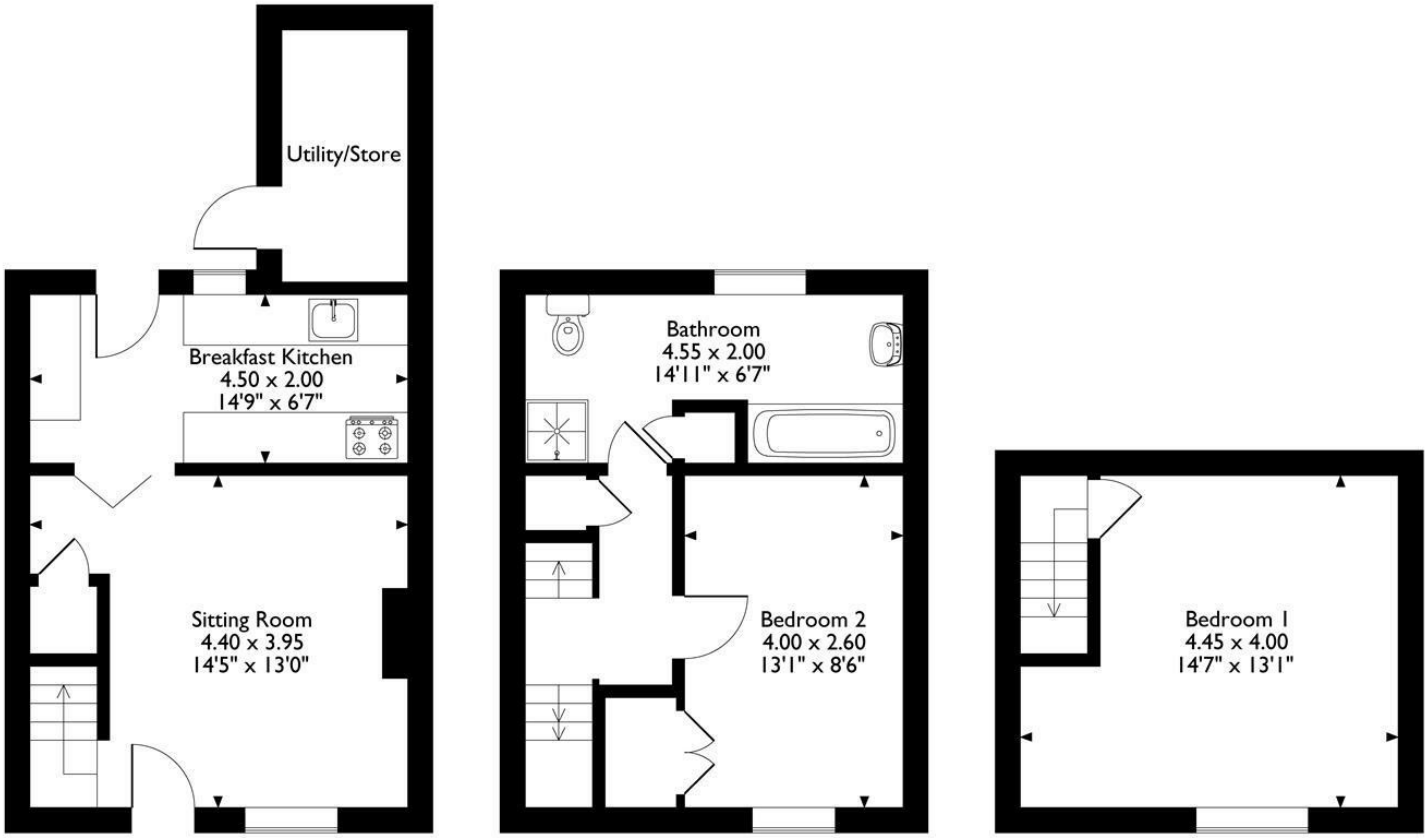
From the breakfast kitchen, the garden stretches out with a path having space for storage on the left, then colourful flower beds and a tall hedge above. On the right beyond the utility store is a dining patio with space for a four-seater dining set. The lawn has room for a trampoline or play equipment and there is a new timber fence with flower beds along the right-hand border.

A gate at the end opens to reveal a path and steps past a holly tree to the upper garden. This superb additional space has several raised beds suitable for growing herbs, vegetables or flowers - it's a lovely cottage garden. At the top is a large decked area with plenty of space for outdoor seating and dining. From here you have magnificent views over rooftops up towards the High Peak Trail. There is a large timber shed and a dry stone wall forms the garden boundary.

Disclaimer

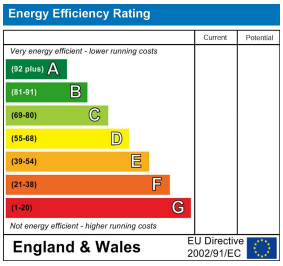
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

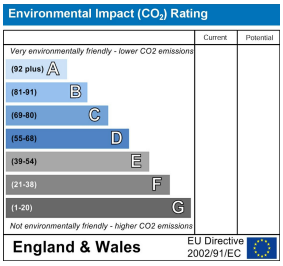
72 The Hill
Approximate Gross Internal Area
77 Sq M / 829 Sq Ft



Ground Floor **First Floor** **Second 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.





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