BRICKS+MORTAR

The Hill,
Cromford, DE4 3QU

NO UPWARD CHAIN Packed with character features, this well-presented, extended three storey home has off-road parking, a secret garden with magnificent views from the elevated decking and a smaller courtyard garden. Located on the hugely popular Cromford Hill in this UNESCO World Heritage village, this home dates back to the 18th Century and has been carefully maintained over many years.

On the ground floor is a spacious sitting room and a dining kitchen, with double doors out to the sheltered courtyard garden. On the first floor is a bedroom leading through to a study and the family bathroom, with a large double bedroom on the top floor. We love the secluded secret garden, which is accessed via a path and steps through woodland - it has scope to be landscaped or lawned and the views from the raised decking area are simply splendid.

Cromford was the birthplace of the Industrial Revolution and is a World Heritage Site. As a result, for such a small village, it has a wealth of pubs, shops, eateries and the Mill complex includes some wonderful delicatessens, gift shops, museums and activities. There are walks aplenty in all directions including along the banks of Cromford Canal and the River Derwent, whilst the High Peak Trail at the top of Cromford Hill offers off-road trails all the way up to Buxton in the north and Ashbourne to the west. Carsington Water and the market towns of Matlock and Bakewell are also within a short drive.

- Grade II Listed three storey cottage
- Constructed in 1790
- Located in UNESCO World Heritage village
- Private 'secret' garden with elevated decking
- Far-reaching panoramic views
- Courtyard garden, stone outbuilding and shed
- NO UPWARD CHAIN
- Quarry-tiled floors, log burner and stone mullion windows
- Ideal holiday let or starter home with off-road parking
- Council Tax Band B

£200,000

The Hill, , Cromford, DE4 3QU

Front of the home

A pretty three storey stone cottage with gabled roof, this home has a parking space immediately outside. A public footpath beside the neighbouring home leads to a gate to the rear courtyard garden and also, further along, to steps leading up to the second 'secret' garden hidden in the woodland.

Ascend four stone steps and enter the home through the timber part-glazed front door.

Sitting Room

14'5" x 12'9" (4.4 x 3.9)

With a large double-glazed south-facing window and part-glazed front door, this is a bright and airy room. The room has a high ceiling with original oak beams. The room oozes quality and character, with a quarry-tiled floor and a log burner with flue. This sits upon a tiled hearth within a brick-built chimney with stone surround and lintel.

Wide alcoves each side of the fireplace have plenty of shelving. The room also includes high skirting boards, a radiator, meter cupboards and two bevelled pine doors which open to reveal a large under-stairs cupboard with lots of useful shelving. A panelled glass door leads through to the dining kitchen.

Dining Kitchen

15'3" x 8'2" (4.65 x 2.5)

This spacious room has ample space on the right for a 4-6 seater dining table and chairs. There is a feature stone wall on this side of the room, as well as a modern slate grey vertical radiator and ceiling light fitting. Double part-glazed oak doors open out to the lovely courtyard garden. A slate tiled floor flows through to the kitchen area, where the U-shaped granite worktop has tiled splashbacks and an integrated Belfast-style sink set below a north-facing window looking out over the garden. There are a good number of high and low level solid oak cabinets with iron handles, providing lots of storage.

The kitchen also includes an integrated Stoves dishwasher, space and plumbing for a washing machine and a Baumatic electric oven with five-ring gas hob and extractor fan above. The kitchen also has a beamed ceiling and light fitting.

Stairs to upper floors

Carpeted stairs lead up from the sitting room. Overhead there are numerous shelves, providing clever additional storage. An open timber door frame leads into the first floor, whilst the stairs continue up to the third bedroom on the top floor.

Bedroom One

12'7" x 11'9" (3.85 x 3.6)

This is another bright room, thanks to the large south-facing double-glazed window. This spacious double bedroom is currently set up as a twin bedroom. It is carpeted and has recessed spotlights, tall pine skirting boards, a radiator and solid pine doors to Bedroom Two and the Bathroom.

Study

7'10" x 6'6" (2.4 x 2)

Currently used as a single bedroom, this would also make a great home office, play room or baby's nursery. The large low-level window looks out to the rear courtyard garden. This room is carpeted and has a radiator, ceiling light fitting and plenty of wall space for shelving.

Bathroom

7'10" x 6'8" (2.4 x 2.05)

The roomy bathroom has a huge corner bath with mosaic-tiled side. It has a heritage style mixer tap, mains-fed shower above and tiled surround.

There is a ceramic WC and ornate ceramic pedestal sink with chrome taps. The room also has a beamed ceiling, tiled floor, radiator, recessed ceiling spotlights and frosted double-glazed window with tiled shelf. The bottom half of the walls are tiled, with the top half painted.

Bedroom Three

14'5" x 12'7" (4.4 x 3.85)

This beautiful room truly has the Wow Factor. Ascend the stairs up to this galleried bedroom. With a vaulted ceiling, the room has south-facing windows set within stone mullions. The room is carpeted and has a beamed ceiling, radiator, ceiling light fitting and wall light. There is plenty of space for a double/king-size bed and furniture. We adore the views from the window across to Sheep's Pasture on the High Peak Trail.

Courtyard Garden

Accessed from the dining kitchen, this sheltered garden has a two-tier stone patio with stone rear wall and outside tap. There is plenty of space for patio dining and a large barbecue. Stone steps lead up to an decorative iron gate set within a matching iron fence. The stone outhouse is currently used as a coal shed. Further up is a large shed, with adjacent seating area from where you can look east over rooftops towards the surrounding countryside.

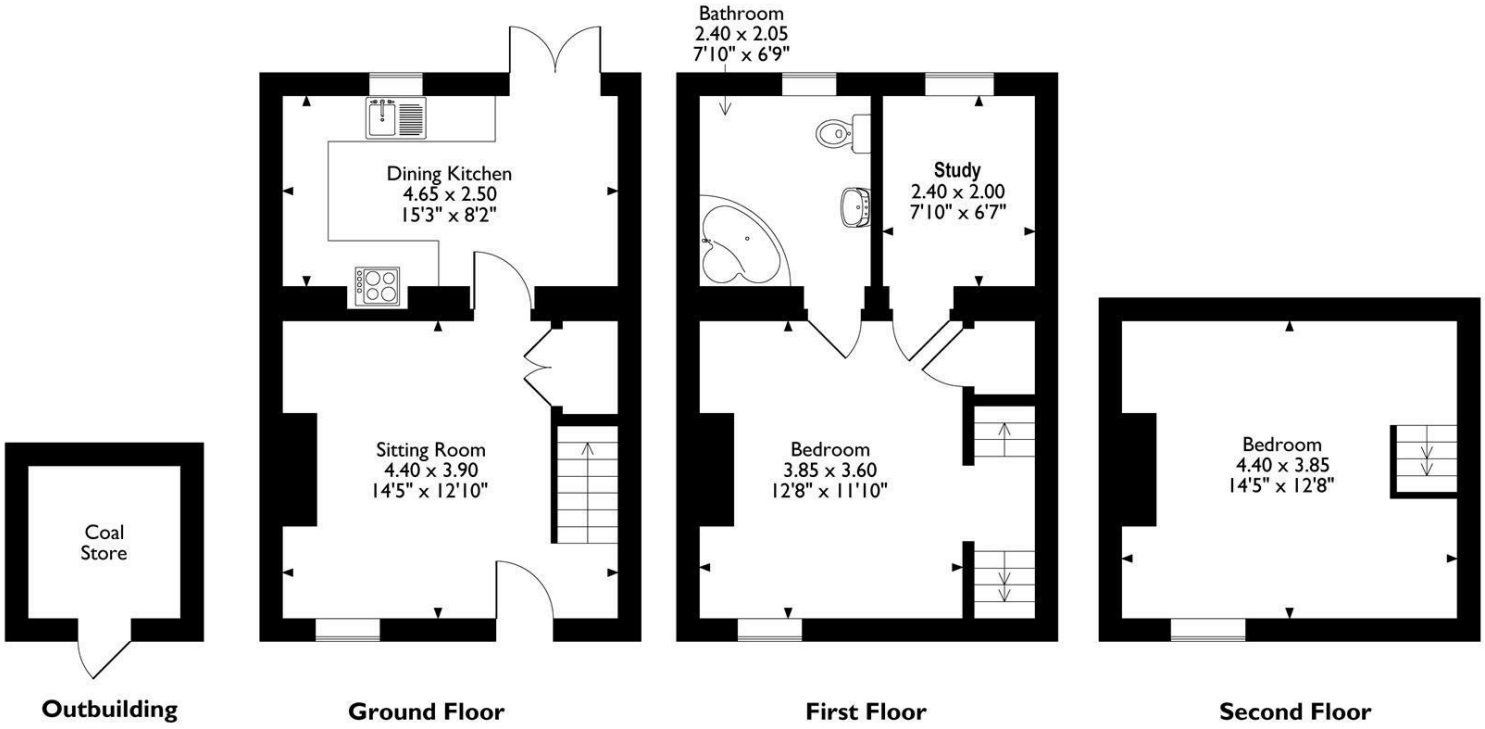
Secret Garden

This beautiful sanctuary is hidden away in woodland, a one minute walk from the home. Steps lead up from the public footpath to this enchanting garden, which has a large elevated decking area. From here, you have spectacular views over rooftops to the High Peak Trail, Sheep's Pasture and wooded hillside above Black Rocks. This garden borders the nature reserve and there is scope to create a truly wonderful garden or play area. It's a great place in which to gather and relax with friends and family.

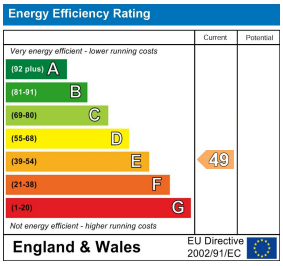
Disclaimer

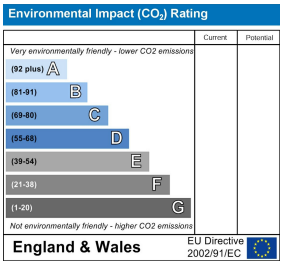
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

82 The Hill
Approximate Gross Internal Area
77 Sq M / 829 Sq Ft
(Excluding Outbuilding)



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