FIDLERTAYLOR

25 NORTH STREET, CROMFORD, DERBYSHIRE, DE4 4RG
PRICE: O/O £250,000

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RICS

The Property Ombudsman

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Comprising one of a row of 16 similar properties originally constructed by Sir Richard Arkwright in 1776 to 1777 to accommodate textile workers this superb three storey stone built house is, like its neighbours, Listed Grade II* as being of historical importance.

Retaining many of its original character features the surprisingly spacious accommodation features a cozy sitting room with log burner, fitted dining kitchen and has two bedrooms and shower room at first floor level. The third floor comprises a super open plan room featuring a fantastic four section stone mullion 'workshop' window thus making this room ideal for a variety of uses including home office, study, studio or bedroom.

Outside there is a private enclosed rear garden and useful stores.

Situated in the World Heritage Site of Cromford where there is a good range of local facilities and amenities the property is also well placed for ready access to Matlock, Wirksworth, Belper, Derby and other employment centres as well as the glorious countryside of the Derbyshire Dales making the property ideal for occupation by the professional couple or those looking for a weekend retreat or holiday home.

Early viewing enthusiastically encouraged.

ACCOMMODATION

An original panelled and glazed front door leads to

Front Sitting Room 4.27m (14') maximum measured to the underside of the staircase x 3.68m (12'1"). Having slate floor, stone mullion and ledged glazed window to the front with wide pine boarded sill featuring 'Witches marks'. Beamed ceiling and fireplace with Derbyshire stone surround and fitted cast iron log burner stove. Two wall light points and understairs storage area having fitted display and book shelves. Small understairs storage cupboard and ledged pine door to staircase to first floor level. A further pine door with Suffolk latch leads to

Dining Kitchen 4m x 3.15m (13'2" x 10'4") with slate tiled floor and half glazed stable style door to the exterior. Painted beamed ceiling, single panel central heating radiator. The kitchen is fitted with a comprehensive range of painted and limed pine units comprising base cupboards and wall cupboards and drawer bank. Extensive solid hardwood work surfaces incorporating drainer to deep glazed Belfast sink with mixer tap over. Ceramic tiled splashbacks to include a feature hand painted 'chicken' tiled panel. Integrated electric double oven with four burner gas hob over and cooker hood above. Enclosed appliance space with provision and plumbing for automatic washing machine and dishwasher. In built double opening cloaks and broom cupboard with cupboard over. The kitchen houses the wall mounted Baxi gas fired boiler for domestic hot water and central heating.

Staircase to First Floor Level with landing having painted original boarded floor, staircase off to second floor, understairs storage cupboard and in built linen cupboard with fitted slatted shelves and double opening cupboard above.

Bedroom One 3.7m x 3.4m (12'2" x 11'2") with stripped pine ledged door, stone mullion and leaded glazed window to the front with deep pine window board providing window seat, central heating radiator and curtained wardrobe recess with hanging rail, shelf and flanking book shelves. Over bed wall light point.

Bedroom Two (rear) 3.2m x 2.2m (10'6" x 7'3") having stripped pine ledged door, secondary double glazed window and central heating radiator.

Shower Room having a contemporary three piece suite in white comprising large walk in fully tiled shower with glazed shower screen door and mains shower control. Low flush wc and wall hung wash hand basin with tiled splashbacks. Shaver point and wall light. Towel rail radiator and stripped pine ledged door.

Winding Staircase to Second Floor Level

Attic Room 4.13m x 3.8m (13'7" x 12'6") with original four section stone mullion window to the front, painted boarded floor and exposed rustic brick fireplace with full height chimney breast, stone hearth and Morso decorative fuel effect gas fired room heater stove. To one side of the chimney breast there is a double opening cupboard with fitted shelves over whilst to the other side there is a fitted Belfast sink with hardwood surround and double opening cupboard beneath. Further fitted recessed display or book shelves. Double opening high level cupboard, overstairs shelved storage area and painted exposed original purlins.

OUTSIDE

The property occupies a prominent position fronting directly onto North Street which contains the first houses built by Sir Richard Arkwright to accommodate workers at his Cromford Mill.

To the rear a communal rear walkway leads to a block of stone brick and tile former closets the second one of which is owned by the property which also has traditionally had access to, and use of, the adjoining end unit.

The rear pedestrian access leads onto a most delightful, private and enclosed garden with gravelled and paved pathways, planted beds and borders, raised beds with shrubs and flowering plants and specimen trees. There is a paved patio terrace with timber summerhouse and further garden area beyond which leads to a detached stone outbuilding store which has a double door access from the adjoining rear roadway.

SERVICES
It is understood that all mains services are connected to the property.

FIXTURES & FITTINGS
Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE
It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX
For Council Tax purposes the property is in band B.

EPC RATING

VIEWING
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

Ref FTA2860

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.