



Charming stone-built cottage in the heart of historic Cromford, close to Scarthin. Offering three double bedrooms, a 65 ft south-facing garden with lovely views, fibre broadband, no upward chain and ideal for first-time buyers, investors or holiday lets.

£220,000



John German 

Offered for sale with no upward chain, this attractive stone-built cottage occupies a sought-after position in the heart of historic Cromford, just a short distance from the popular Scarthin area with its independent shops, cafés and local amenities. Retaining the character expected of a traditional cottage while offering practical accommodation throughout, the property presents an excellent opportunity for first-time buyers, investors, those seeking a holiday home or holiday let, or buyers looking to downsize. Fibre broadband is available to the property, making it equally well suited to those working from home.

The accommodation comprises a welcoming sitting room, fitted kitchen, three well-proportioned double bedrooms and a bathroom, providing a versatile layout to suit a range of buyers. Externally, the property enjoys a generous south-facing front garden extending to approximately 65 ft, offering an excellent outdoor space to relax or entertain while taking advantage of the attractive surrounding views. Combining a desirable village location, character features, generous outside space and the benefit of no upward chain, this is a fantastic opportunity to acquire a charming cottage in one of Derbyshire's most popular historic villages.

Cromford is a picturesque and historic Derbyshire village, best known for its connection to Sir Richard Arkwright and the UNESCO World Heritage Site of the Derwent Valley Mills. Surrounded by the beautiful Derbyshire countryside and on the edge of the Peak District National Park, the village offers a range of independent shops, cafés and pubs, together with excellent walking and cycling routes. Nearby Matlock and Matlock Bath provide a wider selection of amenities, while good road links offer convenient access to Derby, Chesterfield and the M1.

A traditional wooden entrance door opens into the spacious sitting room, where an open stone fireplace forms an attractive focal point. A door leads through to the kitchen, which is fitted with rolled-edge work surfaces incorporating a 1 ½ stainless steel sink with chrome mixer tap and tiled splashbacks. There is a range of base and wall units, together with space for a freestanding electric cooker, washing machine and fridge freezer. The kitchen also benefits from a useful understairs storage cupboard, staircase to the first floor and a door providing access to the rear courtyard, where there is an external WC.

The first-floor landing provides access to the principal bedroom and family bathroom, with a staircase continuing to the second floor.

The principal bedroom is a spacious double room featuring original wooden floorboards, an attractive feature fireplace and a sash window to the front elevation, enjoying lovely views over the surrounding area.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, low level WC, freestanding roll-top claw-foot bath and a separate corner shower unit. Additional features include a chrome ladder-style heated towel rail and an airing cupboard housing the gas-fired combi boiler.

The second-floor landing provides access to two further well-proportioned double bedrooms. The front bedroom enjoys attractive views through a traditional sash window, while the rear bedroom overlooks the rear of the property through a matching sash window.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On-street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTP - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/31072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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