



GRANT'S
OF DERBYSHIRE

33 Intake Lane, Matlock DE4 3RH
£385,000

This stunning, split level, three bedroom detached home with fabulous bespoke features, is now available For Sale. Occupying an elevated position on a no through lane, this property enjoys truly spectacular views across Cromford Meadows and the surrounding Derwent Valley. Cromford is a thriving village with Post Office, village store, cafes and pubs, and with excellent rail, bus and road connections, Cromford has its own railway station linking to the national rail network. This home benefits from gas central heating, uPVC double glazing and is extremely well presented throughout. The accommodation comprises; entrance hallway, open plan kitchen / dining / sitting area, side porch / utility room, family bathroom and a ground floor bedroom. On the lower ground floor we have two double bedrooms, the master bedroom has an ensuite shower room and French doors opening out onto the garden, providing an exquisite outlook. The other lower ground bedroom has capacity for two double beds having a unique spacious area separated by an archway. Outside, there is off street parking and a single garage. There is a paved patio to the rear and a well established garden, ideal for enjoying the far reaching views and with a high level of privacy. The front garden has recently been levelled with Cotswold stone gravel offering a private suntrap area. Viewing for this outstanding property is highly recommended. Virtual Tour Available. No Upward Chain.



Location

This property can be found within walking distance of the village of Cromford, and its elevated position provides the most spectacular views over the Derwent Valley. Cromford has a good range of local amenities including a primary school, post office, restaurants, public houses, church and the nationally renowned Scarthin Books. The county town of Matlock is located 3 miles to the north and Wirksworth 2 miles to the south, both of these towns offering a wider range of amenities including shops, secondary schools and leisure facilities. It is within easy reach of the Peak District National Park and approximately six miles away is Carsington Water with its water sports and leisure facilities. The nearby A6 provides swift onward travel to both the north and south and Cromford has its own railway station allowing easy access to Derby and the national rail network. The village of Cromford, a World Heritage Site, was originally developed by Sir Richard Arkwright and is one of the best preserved factory communities of the early Industrial Revolution with Cromford Mill and Cromford Canal providing much loved visitor attractions. Much of the village has been made an Outstanding Conservation Area.

Ground Floor

The property is accessed via the tarmac driveway (which also leads to the garage) and across the block paved front garden where a brand new, part glazed, composite door opens into the

Entrance Hallway 15'7" x 5'10" (4.76 x 1.8)

A beautifully light and inviting space with engineered oak flooring and stairs leading down to the lower ground floor. There is access to the loft where the Ideal gas combi boiler (installed April 2025 with 5 year warranty) can be found, the loft is 27 feet long, has a pull down ladder, is well insulated and fully boarded (with extensive shelving) providing large and easily accessible storage space. The entire house is painted in Farrow & Ball paint. Doors open to bedroom three, the family bathroom, open plan living space and a fully glazed door with magnetic closure leads to the

Kitchen Area 15'5" x 10'1" (4.72 x 3.09)

With a continuation of the engineered oak flooring and an extensive range of Shaker-style, wall, base and drawer units with complementary wood-effect worktops and stylish, slate coloured, tiled splashback. There is a 1.5 bowl stainless steel sink with spray mixer tap over, and integrated appliances include; a brand new double

Bosch oven and grill, four ring Neff induction hob and extractor over. uPVC double glazed windows to front aspect offers delightful views of the surrounding fields and countryside. The room flows naturally into the

Open Plan Dining / Living Area 26'10" x 11'5" (8.20 x 3.5)

Moving from the kitchen into this outstanding space, you are immediately met with breathtaking views across the rear of the property. In the dining area, bespoke, full-ceiling height fitted cupboards for additional kitchen storage, enhanced by LED uplighting, stand elegantly, with a moveable 2.3m ladder providing access to the upper shelves. As the room extends along the full width of the house, so do the expansive windows - allowing for a continuous view. A cast-iron Chesneys wood-burning stove completes the scene, offering cosy warmth on winter evenings.

Utility Room 9'11" x 5'6" (3.04 x 1.69)

Just off from the kitchen and allowing for access to both the front and rear gardens, this is a most useful space to the side of the property. Pets, bicycles, outdoor shoes and a large chest freezer can be utilized here. There is a tiled area leading from steps to the back garden.

Family Bathroom 10'0" x 5'11" (3.07 x 1.82)

Fully tiled and with a modern, white suite comprising of a panelled bath with thermostatic shower over and stylish vanity unit consisting of a wash basin and concealed flush WC. There is a contemporary, chrome towel rail, vinyl flooring an obscure glass uPVC double glazed window to the side aspect.

Bedroom Three / Study 9'10" x 9'3" (3.00 x 2.84)

A good size third bedroom with large uPVC double glazed window to the front aspect with views of the open countryside directly opposite.

Lower Ground Floor

From the entrance hall, stairs lead down to the lower ground floor where the door on the left leads into

Master Bedroom 12'10" x 11'3" (3.93 x 3.44)

An elegant space with double fitted wardrobes (Farrow & Ball paint) and French doors opening out onto the patio and garden, and offering unbroken views of the Derwent Valley. An obscure glass door opens into the

Ensuite Shower Room 10'5" x 4'10" (3.18 x 1.48)

Part tiled and featuring a stylish, charcoal grey vanity unit, dual flush WC and corner shower fitted with an electric shower.

Bedroom Two 19'7" x 10'0" (5.98 x 3.05)

A really good sized bedroom with a recently fitted large, aluminium framed, double glazed window to the rear aspect. There is an attractive archway and a small step up to reach the rear of the room.

Outside

To the front of the property there is a tarmac driveway and block paved / Cotswold Stone gravelled front garden surrounded by a well stocked flower bed and directly across the road, you look out over the fields that lead up to the High Peak Trail. To the rear of the property is a beautiful garden accessed either through the lower ground floor, or through the utility room and steps down to the garden. Immediately to the rear is a paved patio area, and the garden then sweeps down with a well-maintained lawn, bordered by a variety of plants and carefully chosen trees. Beyond this, steps lead down to a lower section, where you will find a paved area and wooden storage shed. Needless to say, the views from the garden are quite simply, breathtaking! Both front and back gardens have exterior taps and the back garden has an external electricity supply.

Garage 16'6" x 8'7" (5.03 x 2.63)

With power and light and an electric up and over door to the front.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional Notes

From our office at Wirksworth Market Place, continue along the road in the direction of Cromford. At Cromford Market Place, turn right at the traffic lights onto Derby Road and then right into Intake Lane after around 200M. Follow Intake Lane up the hill, continuing beyond the turnings into Ridgewood Drive and Castle View Drive, and this property will be found on the left hand side as denoted by our 'For Sale' sign.







Floor -1



Floor 0

Approximate total area⁽¹⁾
125.4 m²
1349 ft²

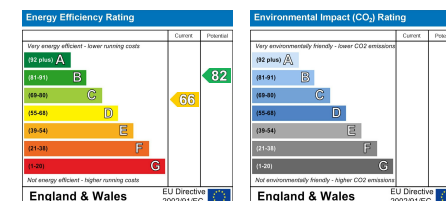
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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OF DERBYSHIRE

6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk