



GRANT'S
OF DERBYSHIRE

The Hill, Cromford, Matlock DE4 3QR
£700 Per Month

We are delighted to offer to let this charming one-bedroom cottage, full of character and original features, set within a row of cottages tucked back from The Hill in the sought-after village of Cromford. The property benefits from gas central heating and comprises a welcoming sitting room, fitted kitchen, one double bedroom, and a bathroom. Outside, there is a larger-than-expected lawned garden to the front, providing a lovely outdoor space. Viewing highly recommened. Virtual tour available. Available now.

Location

This home is located close to a range of local amenities within Cromford which include a primary school, post office, restaurants, public houses, church and a renowned bookshop. 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, 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 London St Pancras. 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. Much of the village has been made an Outstanding Conservation Area and many of the buildings have been listed.

Ground floor

The property is accessed via the gate where a stone flagged pathway continues along the front of this row of terraced cottages until you enter number 50 by the part glazed panelled door which leads directly into the

Living room 10'9" x 11'4" (3.29 x 3.46)

With exposed ceiling timbers and a stone fireplace with wood-burning stove inset. There are matching wall lights and a window to the front aspect, overlooking the garden. A latched door leads through to the

Kitchen 8'6" x 6'3" (2.60 x 1.93)

Fitted with a matching range of wall, base, and drawer units, the kitchen features a worktop with an inset stainless-steel sink. A washing machine and electric cooker are included. There is also a generously sized understairs storage cupboard, ideal for housing household cleaning appliances, a fridge, or additional essentials.

First floor

On arrival at the first floor landing, a door opens to to the

Bedroom 10'11" x 11'4" (3.34 x 3.46)

A good sized double bedroom with former original stone fireplace (currently out of use). The window to the front aspect overlooks the front garden.

Bathroom 8'11" x 6'3" (2.74 x 1.91)

The bathroom features a traditional white suite, including a panelled bath, pedestal sink, and low-flush WC. A rear-aspect window brings in plenty of natural light, creating a bright and welcoming space.

Outside

To the front of the property there is a larger than expected lawned garden with a paved area ideal for a small table and chairs and a wooden shed.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

The approach from our Wirksworth Office in the Market Place is to continue towards Cromford via Harrison Drive, Continue up Steeple Grange passing under the bridge with the High Peak Trail and travel down Cromford Hill where the property is located on the left hand side, clearly denoted by our For Sale board. (In the first instance, at your first viewing, we would recommend parking on Tor View Rise and walking back up The Hill a short distance where the gateway leading to the property can be found on the right hand side.





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.



