



GRANT'S
OF DERBYSHIRE

154 The Hill, Cromford DE4 3QU
Offers Around £289,995

Located in the historic and sought after village of Cromford, this detached bungalow is now being offered For Sale. Occupying an elevated position it enjoys extensive views from the rear towards Matlock Bath, Matlock and beyond. The property is set back from the road and as well as the foregarden there is a large driveway providing parking for several vehicles and leading to the car port. The accommodation itself briefly comprises large hallway, spacious living room, kitchen, shower room, separate WC, three double bedrooms and a conservatory. There is the benefit of gas central heating and double glazing throughout. To the rear is a delightful and fully enclosed well stocked garden which also incorporates a sizeable detached workshop. No Upward Chain. Viewing recommended.



The Location

This home is located just a short distance from the centre of Cromford, which is a popular local centre with a primary school, post office, cafes, pubs, church and a renowned bookshop. Nearby towns such as Wirksworth, Matlock and Ashbourne offer a wider range of amenities and the city of Derby is just half an hour away by car. The nearby A6 provides swift onwards 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 is part of a Unesco World Heritage Site set in the rolling countryside of Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which offers watersports and wildlife activities. There are lovely walks from the doorstep here too, with a network of footpaths linking up with the nearby High Peak Trail and the Nature Reserve.

Accommodation

To the front of the bungalow, beneath the storm porch, a uPVC entrance door with glazed panel opens into a small

Hall 3'8" x 2'11" (1.12m x 0.89m)

From where a door on the left hand side leads into the living room and the door on the right accesses the

Kitchen 12'2" x 9'9" (max) (3.73m x 2.98m (max))

Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. Space and plumbing available for a washing machine as well as space for a fridge freezer. There is an integrated gas oven with gas hob and extractor hood over and the inset one and a half bowl sink is ideally located beneath the larger of the two windows to the side aspect allowing delightful far reaching views.

To the rear of the room is a door opening to the inner hallway.

Living Room 15'1" x 11'10" (max) (4.60m x 3.61m (max))

Accessed from both hallways is this most spacious reception room. In addition to the side aspect window there is a lovely large bay window to the front meaning

that plenty of natural light floods into the room and this also allows a pleasant outlook onto the front garden. Within the room is a gas fire. Please note that the measurements above do not include the space within the bay window.

Hallway 14'7" x 9'5" (max) (4.46m x 2.89m (max))

This is a very good sized hallway. A glazed door opens to the exterior and internal doors open to all rooms. There is also access to the attic space via the hatch with pull down ladder. This is part boarded and sizeable so there would be the potential to convert into further living accommodation subject to the necessary permissions.

Bedroom One 11'4" x 10'5" (3.47m x 3.19m)

The first of the double bedrooms has windows to three aspects.

Bedroom Two 12'4" x 10'11" (max) (3.78m x 3.34m (max))

With a window to the side aspect and sliding doors opening into the conservatory.

Bedroom Three 10'11" x 9'4" (3.34m x 2.87m)

With windows to the rear and side aspects providing stunning far reaching views.

Conservatory 10'4" x 7'3" (3.15m x 2.23m)

An excellent addition to the home, providing a delightful place to sit and enjoy the peace and quiet and the superb outlook.

A door to the side aspect opens to the exterior.

WC 5'8" x 2'8" (1.74m x 0.82m)

With an obscured glass window to the side aspect and a low flush WC.

Shower Room 6'3" x 5'8" (1.91m x 1.74m)

Also having an obscure glass window to the side aspect, this room is fitted with a two piece suite comprising pedestal wash hand basin and a shower cubicle with thermostatic shower. There is also a wall mounted ladder style towel radiator.

Outside

To the front of the home is a beautiful garden with planted borders and a number of trees including a lovely willow and a magnolia. Having been allowed to rewild has encouraged the appearance of many species of flower, even orchids. The large driveway sweeps around this garden and accesses the car port which was rebuilt in the past ten years. Within the car port is a door opening to the rear garden which is of a good size and incorporates different areas. There is a paved area adjacent to the conservatory and a pathway leading down to the workshop. The garden is well stocked with a variety of shrubs, perennials and a number of fruit trees including apple, pear and plum. There are fruit bushes too with blackberries and gooseberries and also three vegetable beds. The wildlife garden attracts plenty of birds and insects and the pond is currently full of tadpoles. Within the rear garden is a solar panel which heats the water. To the opposite side to the car port are steps leading down to a shed and also to a door which accesses a storage area (with limited head height) beneath the property which measures 3.35m x 2.90m. Next to the front entrance door is a useful outdoor store measuring 1.74m x 1.00m.

Workshop 13'5" x 11'5" (4.10m x 3.50m)

This is a good sized workshop which could serve equally well as a home office. It has the benefit of both power and light and there is also a telephone point. With reinforced concrete flooring, the walls and roof are also very well insulated.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1997 per annum.

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, accessed via the first driveway after the entrance to the quarry.







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.

