



GRANT'S
OF DERBYSHIRE

50 The Hill, Cromford, Matlock DE4 3QR
Offers Around £150,000

We are delighted to offer this characterful, one bedroom cottage which is located within a row of cottages set back from The Hill in this sought after village of Cromford. This home has a wealth of original features and benefits from gas central heating. The accommodation comprises; sitting room, kitchen, one bedroom and a bathroom. Outside, there is a larger than expected lawned garden to the front. Ideal First Time Buy/Investment. No Upward Chain. Viewing Highly Recommended.



The 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

Sitting Room 11'7" x 11'5" (3.55 x 3.48)

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

Kitchen 8'5" x 6'3" (2.58 x 1.93)

With a matching range of wall, base and drawer units with worktop over and inset stainless steel sink. There is space and plumbing for a washing machine and connection for an electric cooker. There is a good size understairs storage cupboard, ideal for the storage of household cleaning appliances etc.

First Floor

On arrival at the first floor landing, door open to to the bedroom and

Bathroom 8'7" x 6'2" max (2.64 x 1.9 max)

With a traditional white suite comprising of a panelled bath, pedestal sink and low flush WC. Behind the WC there is a deep, overstairs storage cupboard which is also the location for the gas combination boiler.

Bedroom 11'4" x 11'6" (3.46 x 3.53)

A good sized double bedroom with former

original stone fireplace (currently out of use). The window to the front aspect overlooks the front garden.

Outside

To the front of the property there is a larger than expected lawned garden with seating area and timber shed.

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.

Council Tax Information

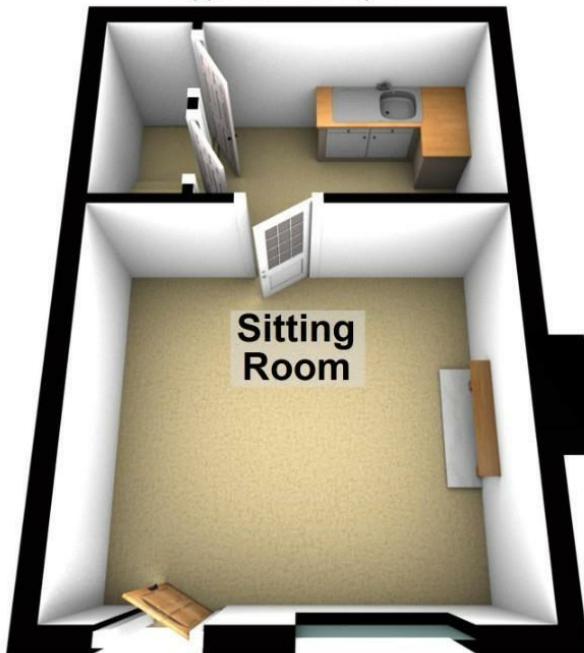
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1416 per annum.





Ground Floor

Approx. 223.7 sq. feet



First Floor

Approx. 206.6 sq. feet



Total area: approx. 430.3 sq. feet

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A1-A5) A			92
(B1-B5) B			
(C1-C5) C		70	
(D1-D5) D			
(E1-E5) E			
(F1-F5) F			
(G1-G5) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(A1-A5) A			
(B1-B5) B			
(C1-C5) C			
(D1-D5) D			
(E1-E5) E			
(F1-F5) F			
(G1-G5) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
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