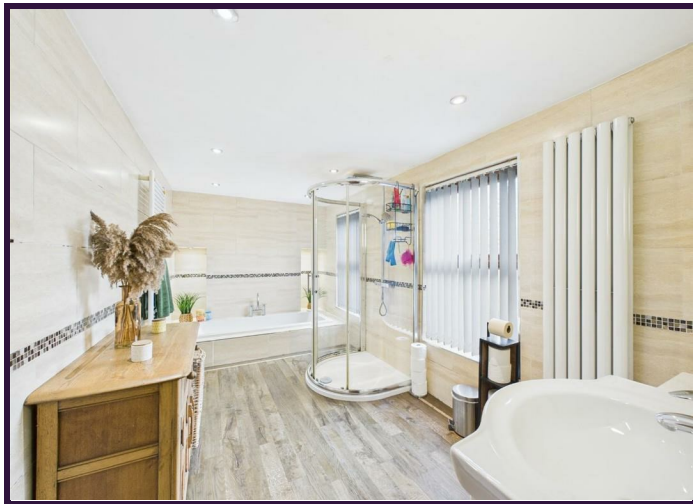




GRANT'S
OF DERBYSHIRE

24 Water Lane, Cromford DE4 3QH
Offers Around £330,000

Grant's of Derbyshire are delighted to offer For Sale this substantial property which is presented over three floors. The home is situated in a popular and convenient location and is only a short walk to the centre of Cromford. Deceptively spacious and full of character, the accommodation comprises; a welcoming reception room alongside a useful cloakroom/utility and store room to the ground floor, while the first floor forms the heart of the home with a bright sitting room, modern bathroom, and a well-appointed kitchen flowing into the dining area, and bedroom one. Two further bedrooms and a versatile study occupy the second floor, providing flexible options for family, guests, or working from home. Outside is a private, elevated and low maintenance patio opens to views of the surrounding countryside. Viewing highly recommended. Virtual Tour Available. Street Parking Available Close By.



Location

Cromford is a small village with significant historical interest, being the site of the first successful water-powered cotton mill in the country. Developed in the late 18th century by Sir Richard Arkwright—founder of the English Sewing Cotton Company—the village grew around the mill, with many of the houses built by Arkwright for his workers. Today, Cromford forms part of the Derwent Valley Mills World Heritage Site and remains one of the best-preserved factory communities of the early Industrial Revolution.

Much of the village is designated as an Outstanding Conservation Area, with many buildings listed for their historical and architectural importance. Cromford is ideally placed for exploring the surrounding countryside, with the Peak District National Park nearby and Carsington Water—offering a range of water sports and leisure facilities—just six miles away. The A6 provides excellent road links north and south, while Cromford's railway station offers direct services to Derby and London St Pancras.

Ground Floor

Reception Room 16'6" x 13'0" (5.03 x 3.97)

A spacious and adaptable reception room featuring a large stone fireplace with a log-burning stove set upon a substantial stone hearth, providing both charm and a welcoming focal point. With uPVC front aspect window and oak-effect vinyl flooring. This versatile room is well-suited for use as a formal reception area, a private study, or a generous entrance lobby, making it a flexible addition to the property

Utility Room/Guest Cloakroom 7'3" x 5'4" (2.22 x 1.64)

A well-designed utility/WC finished with tiled flooring and worktop space incorporating a stainless steel sink and drainer with chrome mixer tap, positioned beneath an internal window looking into the store room. The area is fitted with undercounter cabinets providing useful storage, together with space and plumbing for a washing machine. The WC is equipped with a dual flush toilet and a pedestal wash hand basin. The wall-mounted modern digital Worcester boiler is located here.

Store Room 10'0" x 9'10" (3.07 x 3.02)

A highly practical area with its own separate front door and direct access from the reception room. To the rear, a uPVC door opens to steps leading up to the patio, providing convenient access to the outdoor space.

First Floor

Stairs from the reception room reach the

Sitting Room 13'10" x 13'3" (4.24 x 4.05)

A warm and inviting sitting room featuring two uPVC windows to the front aspect, allowing for excellent natural light. A log burner is set within the chimney breast, creating a charming focal point and a cozy atmosphere. The room is further enhanced by fitted shelving to the chimney recess, offering practical storage and display space while complementing the character of the room.

Bathroom 14'2" x 7'3" (4.34 x 2.23)

Situated off the sitting room, this impressive bathroom is generously proportioned and finished to a high standard. Comprising a sunken bath, semi-circular shower cubicle with waterfall mains shower, and a wide vanity unit, creating a luxurious and practical space. The room benefits from two front aspect windows, ensuring excellent natural light. The room is fully tiled and complemented by a wood-effect vinyl floor and inset spotlights, combining style with functionality

Kitchen 20'0" x 8'10" (6.10 x 2.70)

A high-quality kitchen fitted with an extensive range of wall, drawer, and base units, complemented by granite-effect composite worktops. Integrated appliances include a full-height Bosch fridge-freezer, double chest-height AEG oven with additional combi-microwave oven, a five-ring AEG gas hob, and a Bosch dishwasher.

The kitchen also benefits from a large worktop with breakfast bar with two stools beneath. A front aspect window allows natural light to flood the room, while inset spotlights complete the modern finish. Steps lead up to the

Dining Room 17'7" x 10'6" (5.36 x 3.22)

A spacious and bright dining room featuring French patio doors opening directly to the outside area, creating a seamless connection between indoor and outdoor living. The room offers ample space to accommodate a large dining table and chairs, making it ideal for entertaining or family gatherings. It is well-lit by a combination of wall lights and a central ceiling light, ensuring a welcoming and versatile atmosphere.

Bedroom One 19'11" x 9'9" (6.09 x 2.99)

A spacious double bedroom enjoying picturesque views towards Black Rocks and the High Peak Trail. The room offers generous proportions, providing ample space for furnishings.

Second Floor

Leading from the sitting room opening to the

Landing 14'6" x 12'0" (4.43 x 3.67)

A spacious landing area finished with oak veneer flooring, offering a versatile extension to the living space. Currently utilised as a bedroom, the room provides excellent flexibility and could equally serve as a home office, hobby room, or guest accommodation.

Bedroom Two 20'0" x 19'0" (6.10 x 5.80)

A large double bedroom featuring three Velux windows, creating a bright and airy atmosphere with excellent natural light. The room benefits from useful storage space under the eaves, making it both practical and generously proportioned.

Bedroom Three 15'10" x 7'5" (4.83 x 2.27)

Accessed directly from the study, steps descend to the third bedroom, a compact yet practical space with room for a double bed.

Outside

Accessed directly from the dining area, this low-maintenance paved patio provides an ideal setting for outdoor relaxation and entertaining. The space enjoys far-reaching views across the hillside leading up to the High Peak Trail, offering a picturesque backdrop. Finished with decorative iron railings and a large raised flower bed, the patio combines practicality with charm.

Council Tax Information

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

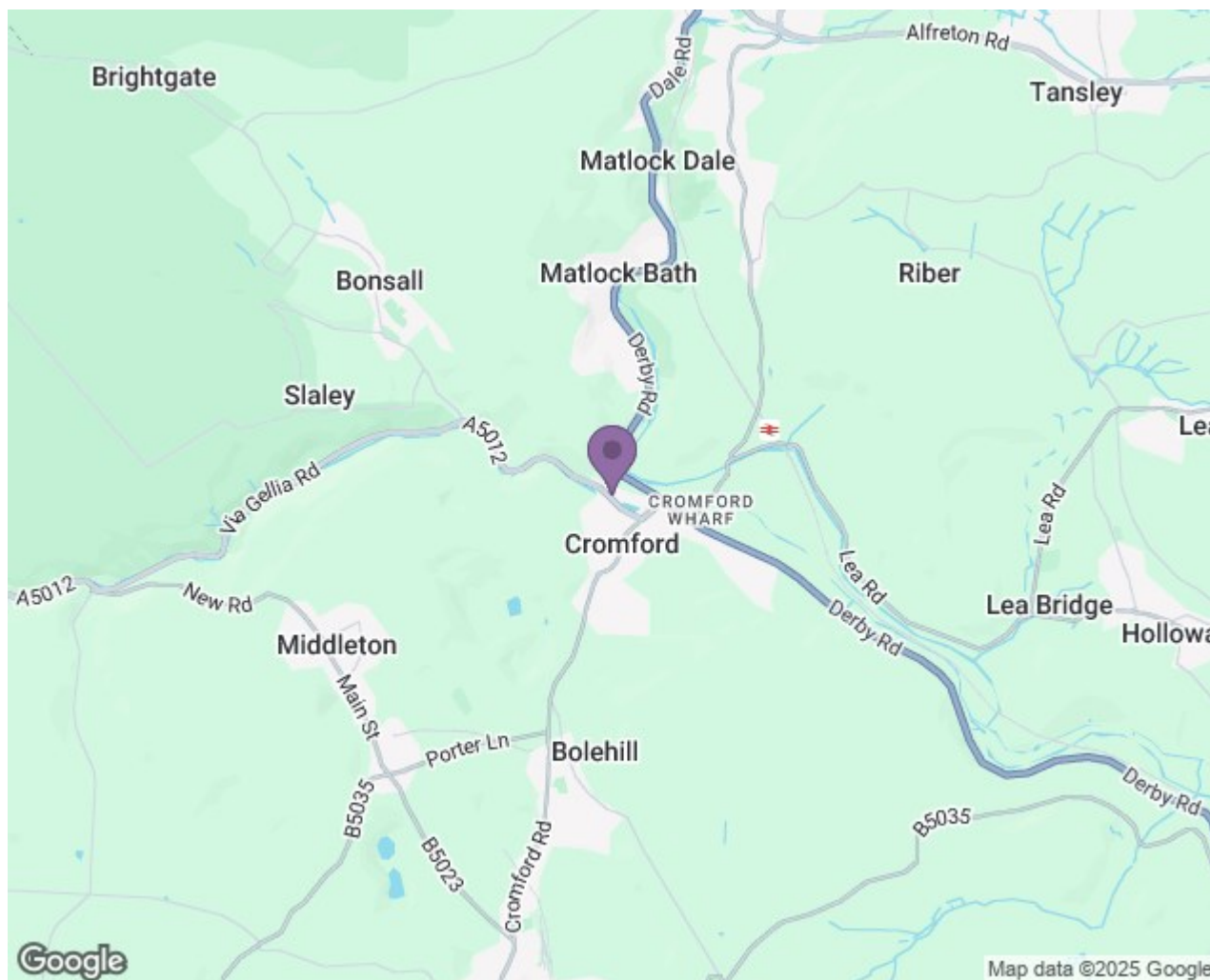
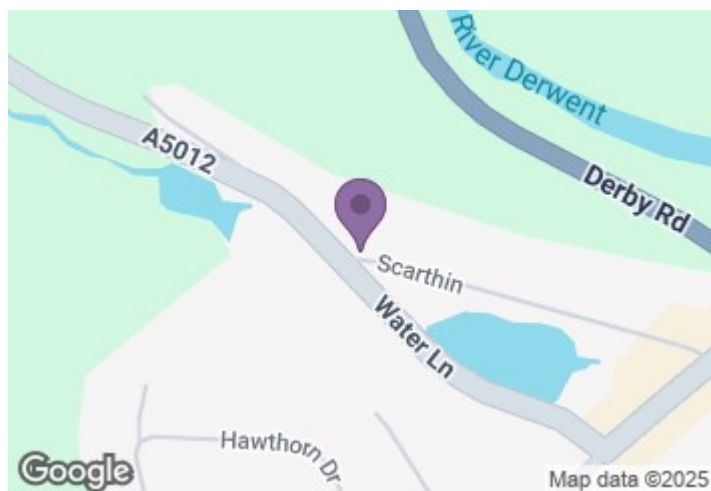
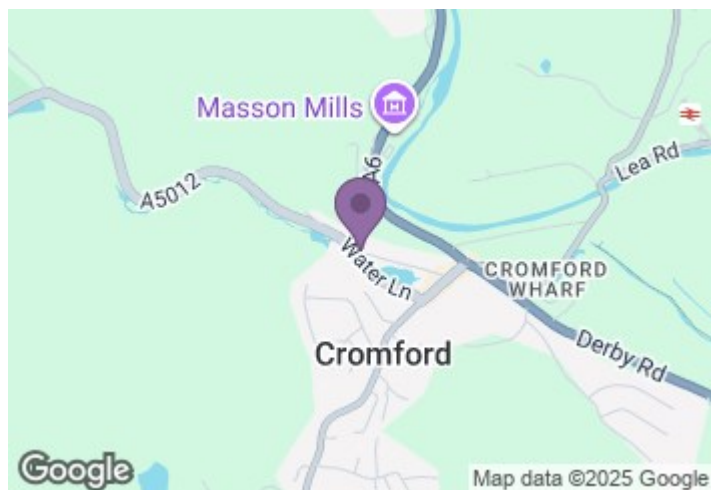
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

The approach from our office in Wirksworth is to continue left along Harrison Drive and up Steeple Grange in the direction of Cromford. As you descend the hill towards Cromford Market Place take the left turn just before the traffic lights onto Water Lane. Proceed along Water Lane for approximately 300m and park on the right hand side. Cross the road where you will find the property as identified by our For Sale Sign.









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.

