



## Barnwell Lane, Cromford Matlock, DE4 3QY

This beautiful former farmhouse really does have it all. The main home includes four bedrooms and four bathrooms, together with a one bedroom annexe. Two driveways offer parking for 3 vehicles and there is a 1.5 garage-workshop and three barns which - subject to planning consent - could be converted to provide additional accommodation as a holiday let. Located on a quiet country lane within walking distance of the bustling centres of both Cromford and Wirksworth, the home is also very close to the High Peak Trail, with traffic-free walking and cycling routes all the way to Buxton and Ashbourne.

On the ground floor, the large kitchen-diner is the beating heart of the home, with doors off to the sitting room, snug and an inner hallway through to the utility room, a cool larder and WC. On the first floor are four bedrooms (three en-suite) and the family bathroom. The one bedroom annexe includes a kitchen, lounge and bedroom with shower and WC.

Neat lawned front and rear gardens are complemented by a pretty cottage garden with pond and seating/dining areas.

Cromford was the birthplace of the Industrial Revolution and is a World Heritage Site. As a result, for such a small village, it has a wealth of pubs, shops, eateries and the Mill complex includes some wonderful delicatessens, gift shops, museums and activities. There are walks aplenty in all directions including along the banks of Cromford Canal and the River Derwent, whilst the High Peak Trail at the top of Cromford Hill offers off-road trails all the way up to Buxton in the north and Ashbourne to the west. Carsington Water and the market towns of Matlock and Bakewell are also within a short drive.

- 17th Century stone-built former farmhouse
- Packed with original features
- Dining kitchen, larder and utility room
- Located on peaceful lane near countryside walks
- Substantial 4 bedroom, 4 bathroom home with 1 bedroom annexe
- Three additional barns - potential additional accommodation
- Two living rooms
- Driveways with parking for 3 vehicles plus garage-workshop
- Front and rear gardens and cottage garden
- Far-reaching views

**£635,000**

# Barnwell Lane, Cromford, Matlock, DE4 3QY

## Front of the home

A traditional dry stone wall forms the front border, with a beautiful yew tree arch in the centre. Enter the front garden through a decorative iron gate set within this arch and an original flagstone path leads to the front door and around both sides of the home. There are neat lawns each side of this path and this south-facing garden has plenty of space for seating and for children to play. The stone-built home has a tiled roof and there is a wall-mounted light beside the front door.

To the left of the home is a tarmac drive with space for two vehicles in front of the garage-workshop, with a door to an additional workshop area with lighting. Around the right-hand side is an additional parking space beside the path that runs down to the annexe and additional barns behind the home.

## Kitchen-Diner

15'3" x 12'3" (4.65 x 3.75)

Enter through the composite stable door with brass handles and a letterbox. This is an impressive entrance to the home, with a high ceiling and light oak veneer floor. The large country-style kitchen has space in the centre for a six-seater dining table, plus American-style fridge-freezer on the far wall. The deep-set south facing window demonstrates the width of the outer walls. A long worktop has cabinets with open shelving above and lots of cabinets with iron handles below. At the far end, the L-shaped worktop has a large number of high and low level cabinets and - in the old fireplace - a double Whirlpool electric oven with four-ring gas hob and extractor fan above. The worktop includes a 1.5 stainless steel sink and drainer with chrome mixer tap and Hotpoint dishwasher below.

The room has recessed ceiling spotlights and a radiator. Pine doors with brass handles lead into the sitting room, snug and the inner hallway through to the utility room, larder and WC.

## Sitting Room

15'1" x 11'5" (4.6 x 3.5)

From the kitchen, two steps lead down to the carpeted sitting room. This room occupies the former tractor shed and certainly feels that substantial. The room has a high beamed ceiling with two light fittings, a north facing window and fully-glazed double French doors out to the rear driveway, annexe, barns and rear garden.

The fireplace with tiled hearth and wooden surround houses a coal-effect gas fire and there is also a radiator.

## Inner Hallway

With light oak veneer flooring, the hallway has a radiator and ceiling light fitting. Pine doors - some original - open into a cupboard, WC, larder and utility room.

## WC

7'6" x 3'7" (2.3 x 1.1)

The useful ground floor WC has a ceramic tiled floor, ceiling light fitting and frosted double-glazed window. The ceramic WC has an integral flush and there is a ceramic pedestal sink with chrome taps. A worktop has two cabinets below.

Immediately outside is a cloakroom with carpeted floor. There is a radiator, ceiling light fitting and steps down to a former internal door to the annexe, which could easily be reinstated if you wanted to restore access.

## Larder-Pantry

7'4" x 4'11" (2.25 x 1.5)

This lovely cool room has the original quarry-tiled floor, stone shelves, ceiling light fitting and high level window.

## Utility Room

11'7" x 5'10" (3.55 x 1.8)

This very useful room was formerly the main kitchen for the home and so is a good size. Lots of natural light floods in through the half-glazed uPVC door to the rear garden and windows facing west and north. It has a tile-effect vinyl floor, ceiling light fitting and lots of space for coats and footwear after a hearty local walk.

The long worktop includes a stainless steel sink and drainer with chrome taps. Below is space and plumbing for a washing machine and tumble dryer. At the end is space and power for appliances such as a refrigerator and freezer. The room also includes a wall-mounted Biasi boiler and space for additional storage such as a Welsh dresser.

## Snug

12'9" x 12'7" (3.9 x 3.85)

This lovely cosy room is accessed through a pine door from the kitchen-diner. Natural light floods into this dual aspect room through the south- and north-facing windows. The north facing window has particularly attractive views down the Derwent Valley. The room is packed with original features including a quarry tiled floor, stone fireplace with decorative tiles and handmade doors to the cupboards in the far corner.

There is a large under-stairs cupboard, radiator, panelled walls and mahogany window sills, a ceiling light fitting and pine door to stairs up to the first floor.



### Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the long carpeted landing. A wide north facing window has great views to hills overlooking Cromford village below. The landing has two ceiling light fittings, a radiator, fitted wardrobe and walk-in wardrobe with hanging rail and shelving. Pine doors lead into four bedrooms (three en-suite) and the family bathroom.

### Bedroom One

12'7" x 9'4" (3.85 x 2.85)

With original oak floorboards and large south facing window, the room includes an over-stairs wardrobe with shelving, radiator and ceiling light fitting. This double bedroom has a pine door with iron latch to the en-suite shower room.

### Bedroom One en-suite

6'0" x 4'5" (1.85 x 1.35)

The large cubicle has double doors and houses the mains-fed shower, with a tiled surround. The vanity unit has a capsule WC and there is a ceramic sink with chrome mixer tap and cabinet below. The room has floor-to-ceiling tiles, extractor fan, ceiling light fitting and tile-effect laminate flooring.

### Bedroom Two

9'4" x 9'2" (2.85 x 2.8)

This south facing window has a large window, original oak floorboards and original stone fireplace. The room also has a radiator and ceiling light fitting.

### Bedroom Three

12'7" x 11'3" (3.85 x 3.45)

We love the quirky shape of this room, with an east facing window offering views up to Sheep's Pasture on the High Peak Trail. It's a roomy double bedroom with space for a bed, wardrobe and furniture. The room is carpeted and has a radiator, ceiling light fitting, original iron fireplace and pine door to the en-suite shower room.

### Bedroom Three en-suite

5'2" x 4'5" (1.6 x 1.35)

The shower cubicle on the right has a pivoting glass door. The vanity unit has a capsule WC and there is a ceramic sink with chrome mixer tap and cabinet below. The room has floor-to-ceiling tiles, extractor fan, ceiling light fitting and tile-effect laminate flooring.

### Bedroom Four

13'5" x 11'5" (4.1 x 3.5)

This large double bedroom has oak ceiling beams, a roof window and north facing window with panoramic views. The carpeted room has a radiator, ceiling light fitting and wide fitted wardrobe with ample storage above. It has a lovely natural feel, with wood panelled walls.

An open entrance leads into the en-suite shower room. The cubicle has easy-clean walls and houses a mains-fed shower. There is a vanity unit with ceramic sink and chrome mixer tap, ceiling light fitting and beam and vinyl flooring.

### One-Bedroom Annexe - Kitchen

10'5" x 7'8" (3.2 x 2.35)

A slate path on the right of the home leads to a door into the kitchen. This room has a tiled floor, high ceiling with beams, east facing window and frosted west facing window. The worktop has an integral electric four-ring hob and Indesit oven. There are tiled splashbacks, cabinets and space for a refrigerator below. Opposite is a worktop with integral stainless steel sink and drainer with chrome mixer tap. Below is a cabinet and space and plumbing for a washing machine. There is an impressive original stone sill to the left. The room has a radiator, three ceiling light fittings, a door to the left into the sitting room and door to the right into the bedroom.

### Annexe - Sitting Room

10'4" x 9'2" (3.15 x 2.8)

This carpeted room has a radiator, ceiling light fitting and small east facing window. The former door to the main house can be reinstated if you so wish.

### Annexe - Bedroom

11'1" x 10'0" (3.4 x 3.05)

With a beamed ceiling, this carpeted bedroom has a radiator, ceiling light fitting and west facing window looking out to the cottage garden. There is a storage cupboard and a door to a WC and sink. Sliding glass doors open up to the shower cubicle with mains-fed shower, with extractor fan and tiled surround.

### Barns

10'5" x 10'4" and 10'5" x 6'2" and 9'10" x 7'0" (3.2 x 3.15 and 3.2 x 1.9 and 3 x 2.15)

The first door opens into a two-room barn with power, lighting, high ceiling and mezzanine storage. Subject to planning consent, this could be converted into holiday living accommodation. It would also make a great games room and home office. The second door reveals a former hayloft with lighting and mezzanine storage. It is currently a perfect garden store but could also be incorporated into the additional living space.

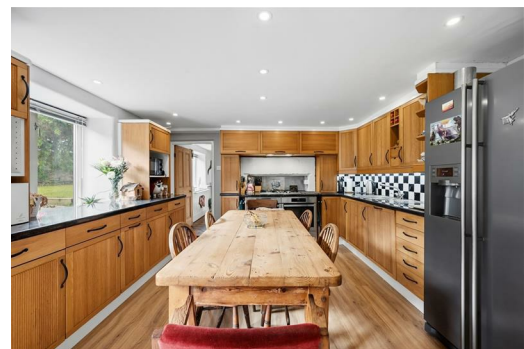
### Rear Garden

A timber gate opens into this tranquil lawned garden, which has spectacular panoramic views. The stone wall of the barns forms the boundary on the left and there are modern timber fences on the other three sides. Steps on the left lead into the large cottage garden, which includes an apple tree, two pear trees, pond, seating area and entrances into the rear of the home, garage and cool store with lighting. There is an outside tap too.

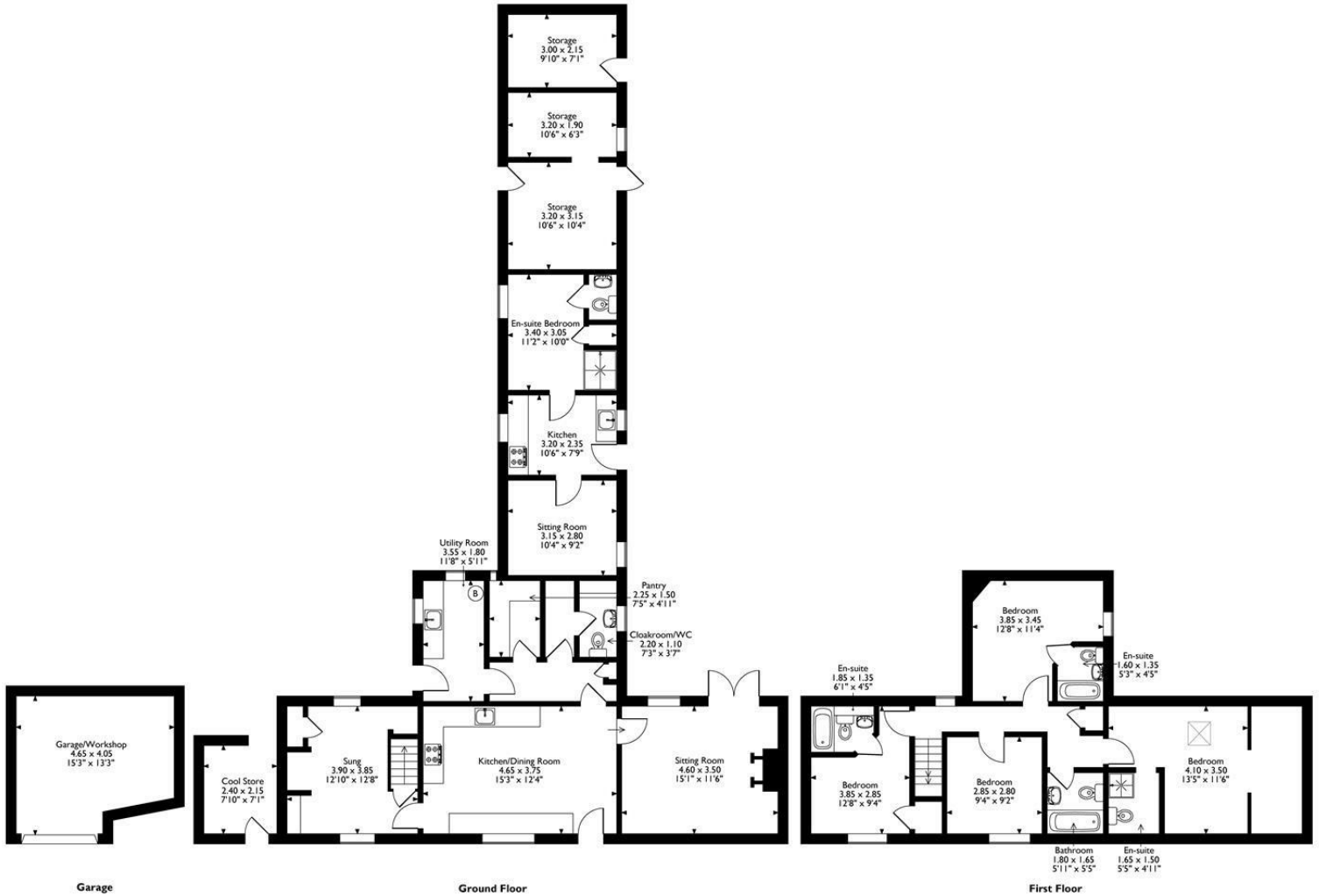
### Garage-Workshop

15'3" x 13'3" (4.65 x 4.05)

This combined garage and workshop has a concrete floor, lighting, power and fitted work benches.



19 Barnwell Lane  
 Approximate Gross Internal Area  
 220 Sq M / 2368 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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