



Water Lane, Cromford, DE4 3QH

Upgraded to an exceptional standard, this home has a high quality new kitchen and shower room, new carpets and includes integrated appliances. Packed with original features including oak beams and stone mullion windows, this is an ideal starter home or holiday let. The home is Grade II Listed and located just a two minute walk into the heart of Cromford village.

Immediately in front of the house, there is space to park a vehicle on the cobbled frontage. On the ground floor, the spacious living/dining room leads through to the new kitchen. A large double bedroom occupies the first floor, with another double bedroom and the splendid shower room on the second floor. From the kitchen, steps lead up to the two-tier rear garden, from where you have splendid far-reaching views over rooftops towards Black Rocks and the High Peak Trail.

Cromford village is a World Heritage Site and is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. The High Peak Trail traverses the top of Cromford Hill and offers off-road walking and cycling routes for 26 miles from Cromford up to Buxton. Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the Haddon Hall Chatsworth House and the many delights of the Peak District.

- Upgraded to a very high standard
- Original features throughout including stone mullions
- Elegant new shower room
- Council Tax band A
- New fitted kitchen and appliances
- Two double bedrooms and new carpets throughout
- Ideal first home or holiday let
- Two tier garden with fantastic elevated views
- Parking immediately in front of home
- Grade II Listed

£230,000

Water Lane, , Cromford, DE4 3QH

Front of the home

This attractive stone-built mid-terraced home has a cobbled frontage with space for one vehicle to park. The wooden front door is painted olive green and has an iron knocker, handle and letterbox.

Living-Dining Room

14'1" x 13'5" (4.31 x 4.11)

This beautiful room has a high beamed ceiling and well-maintained timber-framed south facing windows, with stone mullions and secondary glazing. The focal point is the restored fireplace with a cast iron wood burner and flue, set upon a brick hearth with brick surround and oak mantelpiece. The room has a tiled floor, three sets of wall lights, an under-stairs cupboard and distinctive archway entrance into the kitchen, with exposed stone and oak lintel over. There is plenty of space for seating and dining.

Kitchen

6'11" x 5'7" (2.11m x 1.70m)

Two steps up from the living room lead into the kitchen, which has a modern oak-effect tiled floor. The brand new fitted kitchen include a tall integral Beko fridge-freezer on the left, with a cupboard above. An arch on the right leads into the main kitchen, which has an L-shaped worktop. Set within the worktop is a huge square ceramic sink with chrome mixer tap and four-ring electric hob with extractor fan above and electric oven below. There are tiled splashbacks and a range of high and low level fitted cabinets and drawers, including an integral Hoover washing machine and handy pull-out spice rack. A Velux window and oak beam are in the high vaulted ceiling above. The room includes a radiator, ceiling light fitting, cupboard above with Worcester boiler, window and a half glazed stable door to the rear garden.

Stairs to first floor landing

From the living room, carpeted stairs with a handrail on the left lead up to the first floor landing, with exposed vertical oak beams on the right. The stairs continue up to the second floor and a stripped pine door opens into Bedroom One.

Bedroom One

14'0" x 10'11" (4.29 x 3.35)

A gorgeous spacious double bedroom, this room has an original oak beamed ceiling and impressive stone fireplace with brick hearth. The timber-framed south facing window brings natural light in and has stone mullions and secondary glazing. There are pretty views to the cottages, pond and woodland opposite. The room is carpeted and has a radiator, two wall lights, fitted shelving in the left-hand alcove and useful cupboard with shelving behind the stripped pine door in the corner.

Second floor landing

With a north facing window to the rear garden, the landing has a wall light, loft hatch and stripped pine doors with iron latches to the Shower Room and Bedroom Two.

Shower Room

8'2" x 5'11" (2.51 x 1.81)

The first thing that strikes you is how incredibly thick the exterior walls are - helping to retain heat in winter and keep the home cool in summer. This new shower room includes a large cubicle on the left, with curved sliding glass doors and subway brick-style tiled surround. We love the ingenious recessed ceiling monsoon shower head and wall-mounted controls. The high quality vanity unit has a ceramic sink with chrome mixer tap and tiled splashbacks. There is a ceramic WC, laminate flooring, ceiling light fitting, frosted double glazed window and extractor fan. The only item in the room that is not brand new is the chrome heated towel rail, because it already matched the new style of this elegant shower room.

Bedroom Two

13'10" x 7'7" (4.22 x 2.32)

This double bedroom is currently set up as a dual home office. Good levels of natural light flow in through these elevated south facing windows, which also have secondary glazing. The room is carpeted and has a radiator, two ceiling light fittings and a cute small brick fireplace (for display only).

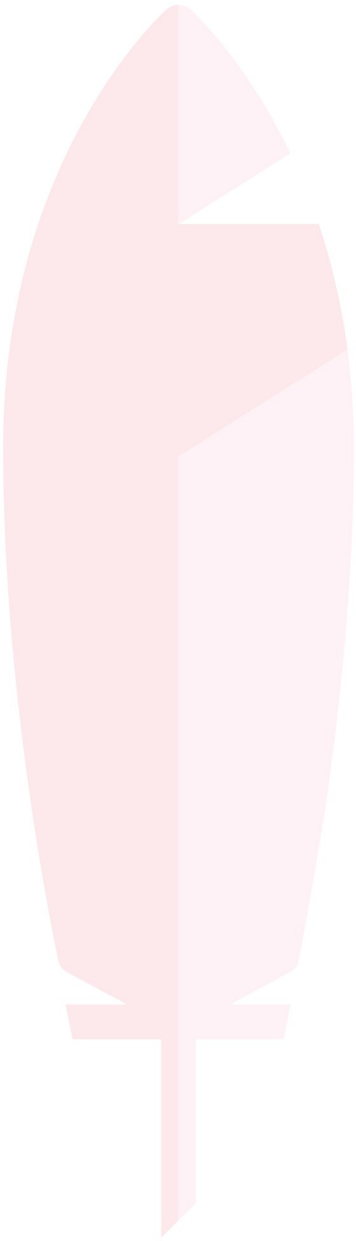
Rear Garden

18 steps with a handrail on the right and tall stone wall on the left lead up to the first, lower tier. This is gravelled and has space for plant pots and outdoor seating and dining. There is a useful small stone outhouse. Decked steps continue up to the sheltered elevated seating area with views south and east towards Black Rocks and the High Peak Trail.

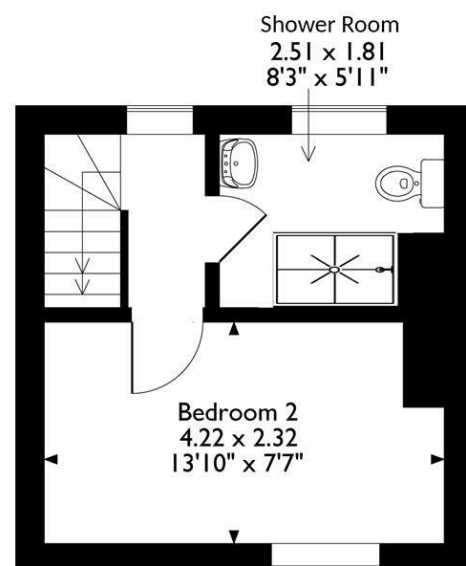
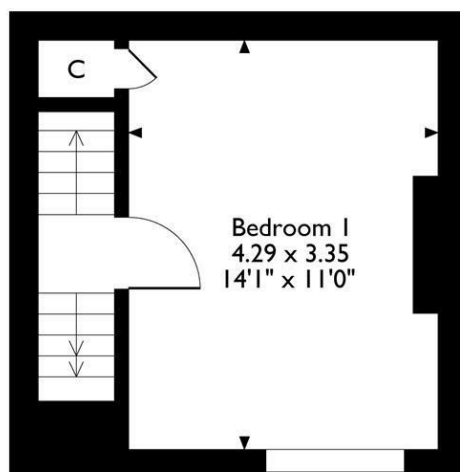
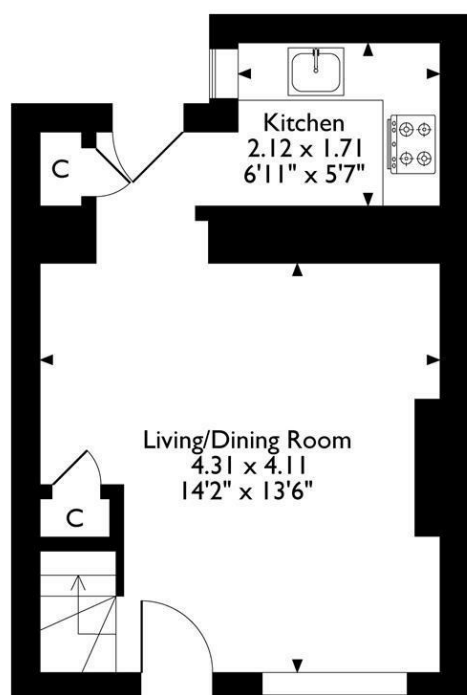


The sound of birdsong from woodland behind and waterfalls and streams across the road make this a lovely spot in which to dine, read and relax with friends and loved ones.

N.B. New EPC pending



44 Water Lane Approximate Gross Internal Area 62 Sq M / 667 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. Unauthorized reproduction is prohibited.



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

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

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