



The Hill, Cromford, DE4 3QU

Overflowing with attractive features, this large residence was formerly two cottages and has no upward chain. With driveway parking for 3-4 vehicles, the 3-storey home has four double bedrooms, a spectacular bathroom, wonderful views at the rear and a well-presented garden with seating and dining areas.

On the ground floor is a sitting room, dining room, utility, kitchen and shower room. To the first floor are three double bedrooms and the fabulous main bathroom, with another double bedroom on the top floor. It's a wonderful bonus to have a private driveway - three cars can park comfortably and there have been four cars here on occasion. The rear garden has an upper garden with lawn and pretty white gravelled seating/dining area, a wonderful sunken garden seating area and stone outhouse.

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. Just over the hill is Wirksworth - which was named 'The Sunday Times best place to live in Derbyshire 2025'. 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.

- 3 storey home with 4 double bedrooms
- Private garden with dining areas and 'sunken garden'
- NO UPWARD CHAIN
- uPVC double glazing
- Formerly 2 cottages - spacious and exceptional value for money
- Council Tax band B
- Upgraded to a high standard
- Driveway parking for 3-4 vehicles
- Stunning main bathroom and ground floor shower room
- Wood burner

£285,000

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Front of the home

Located on popular Cromford Hill, the gated drive on the left widens and provides space for three vehicles to park comfortably. Formerly two stone-built cottages, this home now has two front entrance doors - one of which leads into an inner porch and the dining room. We'll enter through the more frequently used door into the sitting room.

Sitting Room

17'10" x 10'7" (5.45 x 3.25)

The part-glazed wooden front door leads into this light room, which has a south-facing window and high beamed ceiling. The carpeted room has a radiator and four wall lights. A modern wood burner sits upon a tiled hearth with wide brick surround. A contemporary staircase has open storage below and there are three steps down to the dining room.

Dining Room

14'1" x 12'7" (4.3 x 3.85)

We love this room, which has another high beamed ceiling and a south-facing window with a sill deep enough to be a window seat. There is plenty of room for a 6-8 seater dining table and sideboard. The room is carpeted and has a radiator, two ceiling light fittings, internal door to the porch and that second front door. A door leads into the utility room and on to the kitchen and shower room.

Utility Room

7'10" x 6'6" (2.4 x 2)

This useful room has contemporary vinyl flooring, lots of fitted cupboards on each side and room for a fridge-freezer. The double full-height cupboard on the left houses an Ideal boiler. The room also includes a radiator, window, ceiling light fitting and original beamed ceiling. There is a door to the shower room and open entrance through to the kitchen.

Kitchen

10'9" x 9'8" (3.3 x 2.95)

A bright dual aspect room, there is a modern fitted kitchen with quartz worktops, high beamed ceiling, radiator and two ceiling light fittings. On the right beyond the door to the rear garden is an L-shaped worktop with fitted cabinets high and low. These cabinets include an integral Hoover dishwasher and integral Stoves four-ring electric hob with extractor fan. The inset 1.5 Butler's sink has a stainless steel mixer tap and tiled splashbacks - and there is space and plumbing below for a washing machine. At the left-hand end is a HiSense chest-height electric oven with cabinets above and below. On the left is a curved quartz breakfast bar which could have 2-3 stools below or, as currently, space for appliances such as a refrigerator and tumble dryer, with another cabinet above.

Shower Room

6'6" x 6'0" (2 x 1.85)

The cubicle has a pivoting glass door, tiled surround and houses a mains-fed shower. The cloakroom has a ceramic WC, pine shelf with distinctive rectangular ceramic sink and brass waterfall mixer tap. The room has two ceiling light fittings, a radiator and window.

Stairs to first floor landing

Carpeted stairs with a wooden banister and iron spindles curve up to the large first floor landing, which has rectangular spotlights, radiator, under-stairs cupboard and window. There is space for a wardrobe and other furniture. A cute cupboard on the right has double pine doors and shelving. Stripped pine doors lead into three double bedrooms and the gorgeous bathroom.

Bedroom One

12'11" x 11'11" (3.95 x 3.65)

This L-shaped double bedroom at the front of the home has two south-facing double glazed windows set within painted stone mullions. The room is carpeted and has a radiator and high beamed ceiling with light fitting.

Bathroom

7'8" x 6'6" (2.35 x 2)

We adore this room, where the focal point is the huge rolltop slipper bath with floor-mounted black mixer tap and shower over. The large Velux window brings lots of natural light in and offers views of the sky when relaxing in the bath. There is a ceramic WC with integral flush and beautiful ornate bowl sink set upon a wooden dresser with black mixer tap. The room also includes parquet tiled flooring, a radiator, wonderful Moroccan-style tiled walls and a ceiling light fitting.



Bedroom Two

10'9" x 9'8" (3.3 x 2.95)

Another bright and airy room, this has two windows, a vaulted ceiling and exposed wooden floorboards. This spacious double at the rear has a radiator, ceiling light fitting and plenty of space for a bed and furniture.

Bedroom Three

13'7" x 10'5" (4.15 x 3.2)

Located at the front of the home with two south facing windows set within stone mullions, this large double bedroom also has exposed wooden floorboards, radiator and a high ceiling with light fitting.

Bedroom Four

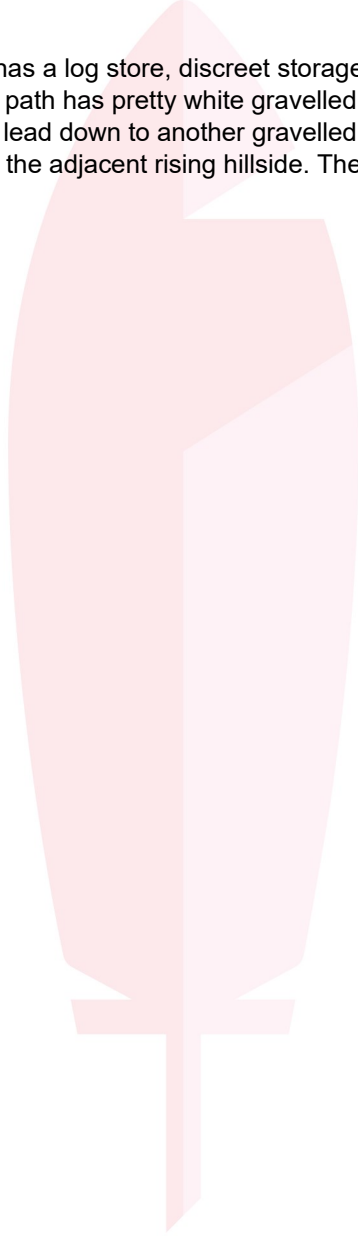
14'9" x 12'11" (4.5 x 3.95)

Occupying the entire top floor, this double bedroom is currently used as a combined lounge and home office. It has wooden floorboards, a radiator and ceiling light fitting. It is accessed via stairs from the first floor landing and exposed beams traverse the ceiling.

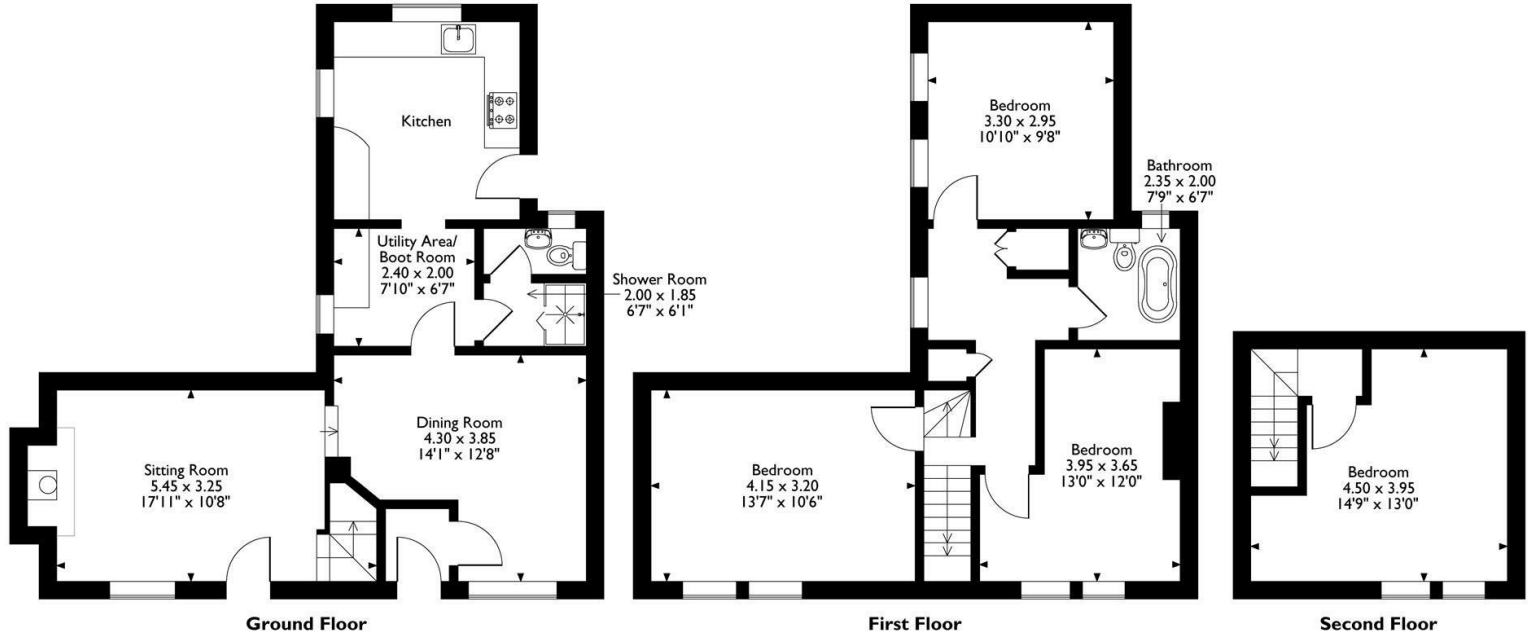
Rear Garden

Accessed from the kitchen and driveway - which has a log store, discreet storage for bins and tall hedge boundary - an archway in the hedge leads into the rear garden. A decked path has pretty white gravelled areas each side for seating and dining. There is a neat lawn with raised flower beds beside. Steps lead down to another gravelled seating area in an attractive 'sunken garden'. It's a private and secluded garden with great views of the adjacent rising hillside. The garden includes a stone outhouse/shed with a path from there leading back towards the home.

N.B. New EPC pending



126 The Hill
 Approximate Gross Internal Area
 123 Sq M / 1324 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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