



23 North Street, Cromford, Matlock, Derbyshire, DE4 3RG

£289,950



A charming Grade II* listed character cottage offering 3 bedroom accommodation over three storeys, the beautifully presented property has been thoughtfully modernised to retain many original features with a contemporary style throughout. Viewing is highly recommended.



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DIRECTIONS

Enter Cromford along the A6 and turn left onto Cromford Hill. Continue up the steep hill and turn left onto North Street where the property is situated on the right hand side.

Situated in the heart of Cromford, this is a picture perfect Peak District cottage steeped in local history, on the outskirts of Matlock, offering a wealth of local amenities. The property is a short distance from the main roads and boasts 796 square feet of living accommodation over three storeys featuring a lounge with log burner, dining kitchen with stunning original tiled floor, two good sized bedrooms and bathroom to the first floor, top floor principal bedroom and low maintenance rear yard with outhouse storage.

North Street is the earliest piece of planned industrial housing in the world. Surrounded by countryside, it is at the heart of a designated World Heritage Site. Cromford is an excellent location and the area is full of interest for those absorbed by industrial archaeology. Close to Matlock Bath and the stunning Peak District. Viewing of this charming property is highly recommended.

ACCOMMODATION

Entering the property through original front door into:

LOUNGE

12'1" x 13'11" (3.68m x 4.24m)
(Maximum measurement)

A beautifully presented room with feature fireplace enclosing a log burning stove set upon a stone hearth beneath a stone mantle. The room has a window overlooking the front elevation, double radiator, storage cupboard, open storage under the stairs and a further storage cupboard with latch door.

DINING KITCHEN

10'6" x 13'4" (3.20m x 4.06m)

Neatly fitted with a range of work surface/preperation areas, wall and base cupboards and a cooking range set within a decorative alcove. The kitchen has a Belfast style undermounted sink with mixer tap beneath a window overlooking the rear elevation and there is a breakfast bar with space for stools, useful cupboards and drawers aswell as appliance space, original door to the rear and inset ceiling spotlights. To the far side of the room there is a small place for a table and panel radiator.

TO THE FIRST FLOOR

BEDROOM TWO

12'2" x 10'11" (3.71m x 3.33m)

With window overlooking the front elevation, decorative feature fireplace, storage cupboard, exposed beams to ceiling, useful understairs storage cupboard and radiator.

INNER LOBBY

With laminate floor. Leads to:

BEDROOM THREE

10'8" x 6'5" (3.25m x 1.96m)

With window to the rear, decorative feature fireplace, laminate floor and radiator.

BATHROOM

10'7" x 6'1" (3.23m x 1.85m)

With low level WC, pedestal wash hand basin and bath with mixer tap with shower over, wood panelling to walls, laminate floor and radiator.

TO THE SECOND FLOOR

MASTER BEDROOM

12'7" x 13'11" (3.84m x 4.24m)

With window overlooking the front elevation, decorative feature fireplace, open shelving, exposed beams to ceiling, inset ceiling spotlights and radiator.

OUTSIDE

To the rear is courtyard garden with out house.

Please Note : Prospective purchasers should be aware that on the first floor, Bedroom two provides access to bedroom three and bathroom. If you have any queries prior to viewing please contact the office.



Road Map



Hybrid Map



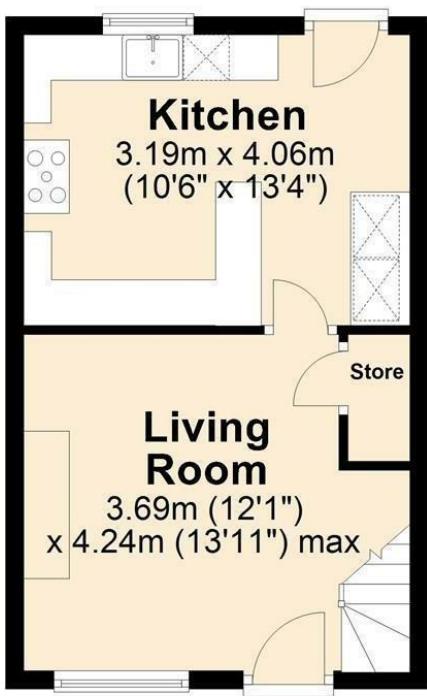
Terrain Map



Floor Plan

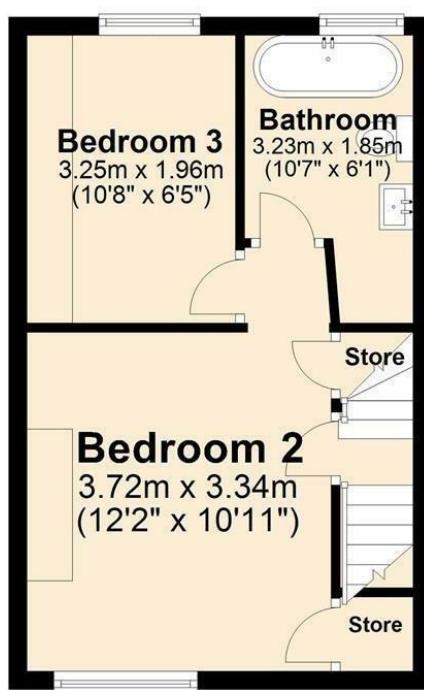
Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Second Floor

Approx. 16.3 sq. metres (175.3 sq. feet)

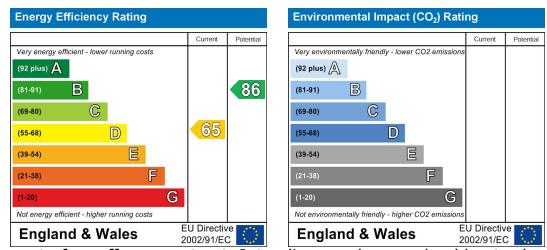


Total area: approx. 74.0 sq. metres (796.8 sq. feet)

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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