

**PINE SPRINGS
MOORSIDE
CROMFORD
DERBYSHIRE DE4 3QW**



Offers Over £500,000

An individual detached family house enjoying truly stunning views and situated to a readily accessible backwater, with large hillside gardens and land. An agricultural occupancy restriction applies to this property.

Built in the 1960s of local gritstone and for owner occupation, the original planning consent granted subjects the property to an agricultural occupancy restriction. The spacious two storey home provides versatile living space with potential for single storey living if required. Internally there is three/four bedroomed accommodation which has been well maintained over the years but offers opportunity for general updating. With large hillside garden, the plot is set well back from any main thoroughfare and commands truly superb views across the tree lined Derwent Valley landscape. The plot extends to almost one acre and includes two drive accesses, mature landscaped gardens, ample car parking, garage and other storage.

The village of Cromford and neighbouring Wirksworth provide an excellent range of local shops and amenities whilst the local road network provides links to the neighbouring centres of employment to include Matlock, Alfreton, Derby and Nottingham. The delights of the Derbyshire Dales and Peak District countryside are all close at hand with the more local attractions including the High Peak Trail, Black Rocks and Carsington Water.

- Detached 4 bed property
- Backwater location
- Hillside gardens and land
- Garaging
- External store
- Ample car parking
- Small area of paddock grazing
- Stunning views
- Viewing highly recommended



ACCOMMODATION

Reception Hall – 4.35m x 4.16m maximum, to an L-shape with built-in cloaks cupboards

Ground Floor Bedroom 1 – 3.32m x 3.7m front facing with fine views.

Bathroom – 2.1m x 2.65m with a coloured suite.

Living/Dining room – 3.59m x 3.04m with fully glazed patio doors to the side and access to the adjacent...

Fitted Kitchen – 4.43m x 3.02m maximum, with extensive fitted cupboards and work surfaces.

Dual aspect Sitting room – 7.45m x 4.03m maximum, with front and rear windows. A spacious room with opportunity to create a formal dining area if required.

First Floor Landing accessed via open tread stairs.

Bedroom 2 – 6.72m x 4.45m a particularly large double with opportunity to split or utilise for the creation of ensuite facilities, as required.

Bedroom 3 – 3.48m x 4.03m a good double bedroom, the shorter measurement not including the deep dormer window which, as with the sitting room and bedroom 2, command superb views beyond the gardens and across the valley.

Sliding glazed doors open to...

Occasional Bedroom 4/Hobby Room – 4.42m x 3.34m with rear and side windows.

OUTSIDE

A detached garage of brick and tile construction with an open doorway, glazed to one wall providing options to utilise for other purposes, summer house or studio perhaps. Stone **store** (coal house). A second detached building to the front of property.

Single Garage – with up and over door, rear personnel door including a built-in coal hopper which can be accessed directly from the sitting room.

Outside WC

Substantial lawned gardens lie to the front of the house, rising up and dissected by a driveway which leads to gravelled parking areas to the front and side. The garden continues around to the rear, a smaller area and all being interspersed with shrub, evergreen planting and flower borders closer to the house.

TENURE – Freehold.

The property is subject to an agricultural occupancy tie under the existing planning consent. In brief this notes "the occupation of the house shall be limited to persons employed or retired locally in agriculture as defined in section 221 of the Town and Country Planning Act 1962 or in forestry".

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

SERVICES – Mains drainage, water and electricity are available to the property. No test has been made on services or their distribution.

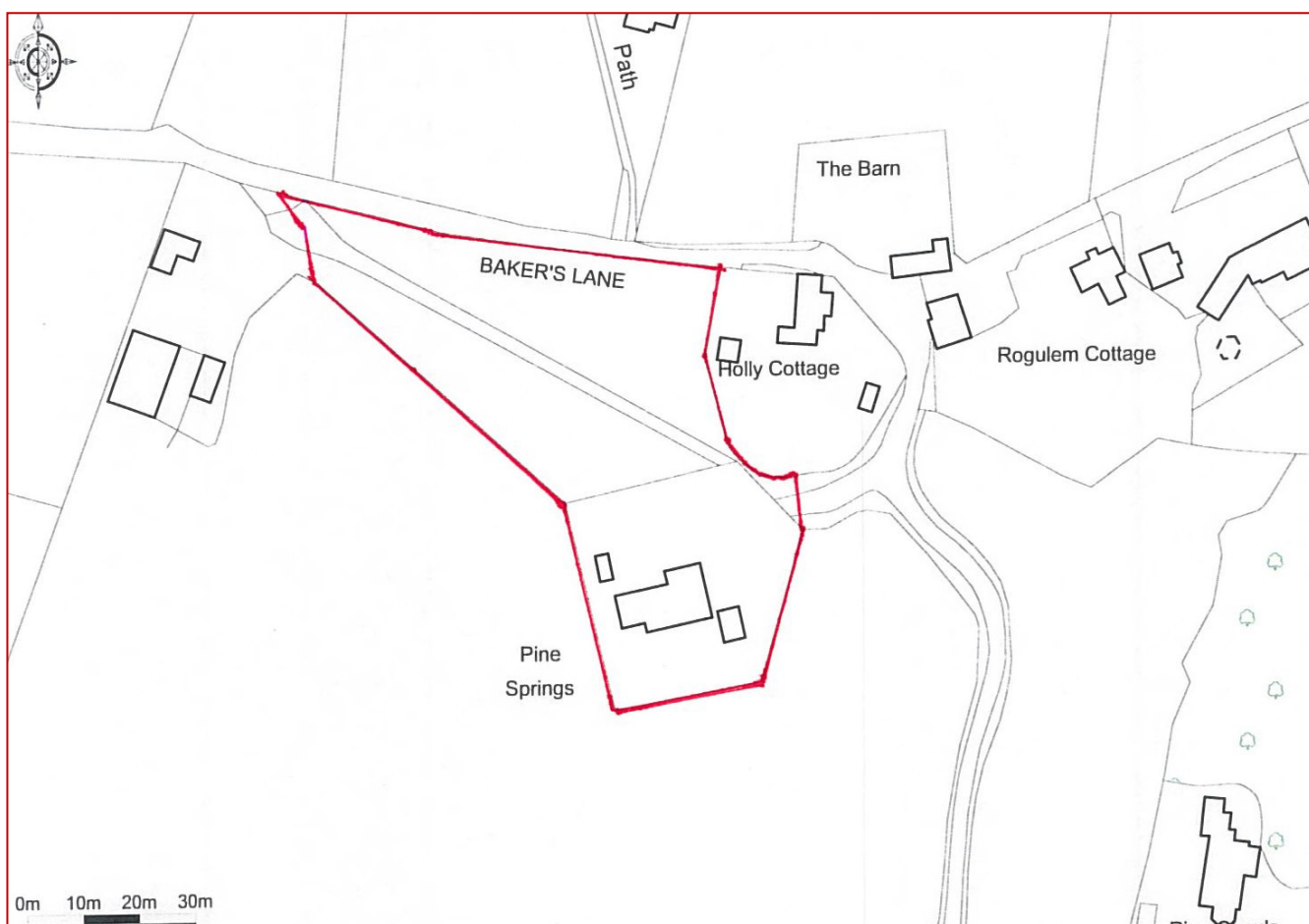
COUNCIL TAX – Band F

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 south to Cromford, turning right at the crossroads and proceed up The Hill. Rise for just over half a mile before locating Bakers Lane on the left hand side, just passed Slinters Garage. Follow Bakers Lane before locating the first drive on the right hand side passed the sub-station. This enters Pine Springs garden and driveway.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

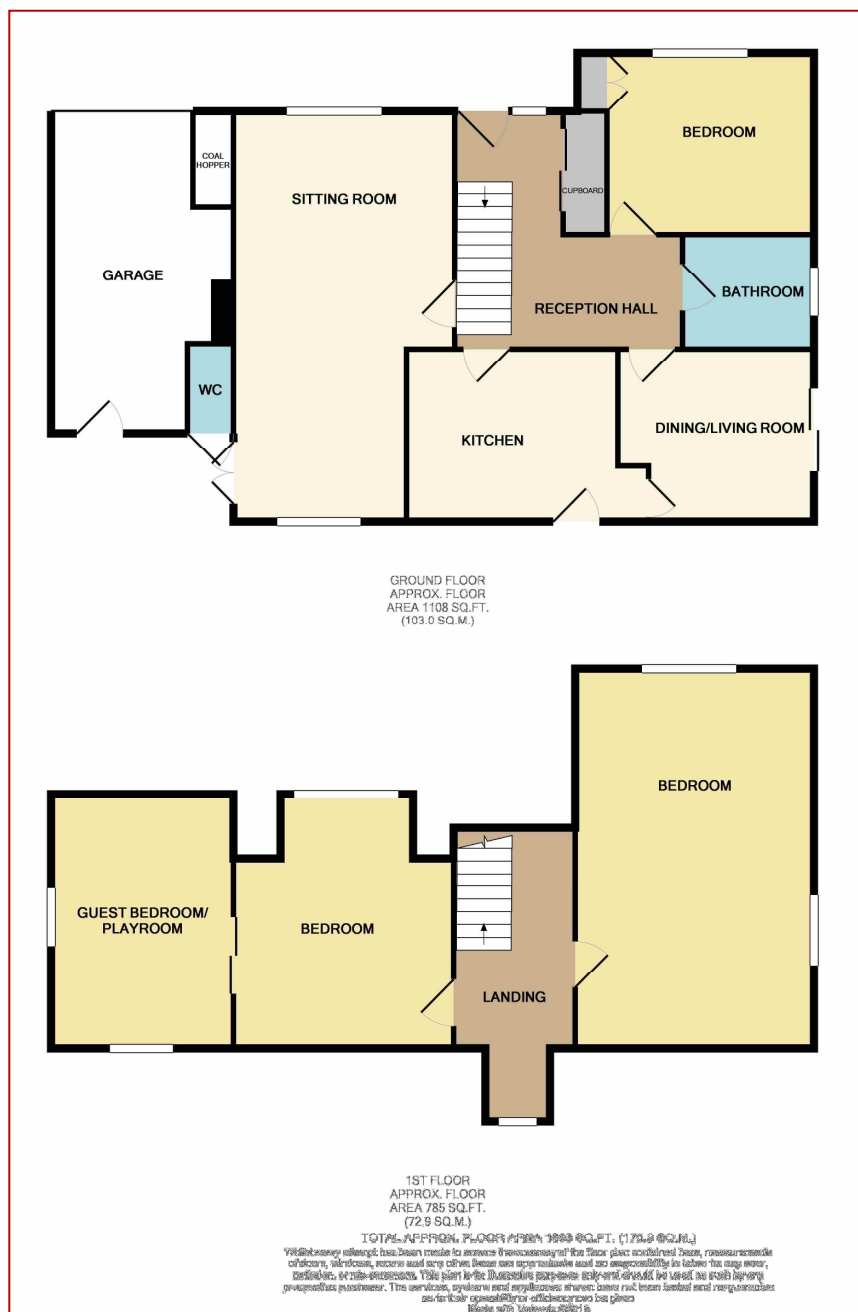
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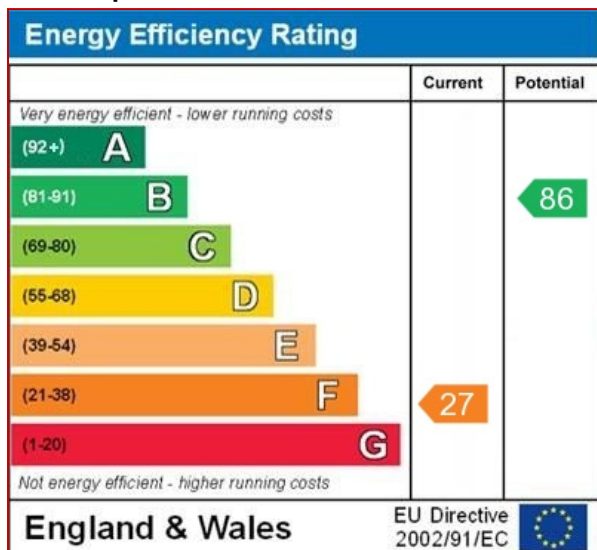
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Floor Plan



EPC Graph



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