

**29 THE HILL  
CROMFORD  
NR MATLOCK  
DERBYSHIRE DE4 3RF**



**O A £195,000**

**A characterful and well proportioned mid terraced period cottage, offering spacious three bedroom accommodation across three floors.**

Situated at the heart of this popular village, part of the Derwent Valley Mills World Heritage site, this three storey cottage dates from the Arkwright era, being Grade II Listed, deemed of historical and architectural importance. The original character and charm is enhanced by sympathetic updating which complements original features. The accommodation spans three floors including two reception rooms and three double bedrooms whilst outside there is a rear garden and storage.

Standing just above the market place at the centre of Cromford, there is ready access to a good range of local shops, eateries and bars not to mention the access to the neighbouring Derbyshire Dales and Peak District countryside. Nearby recreational delights include Black Rock, the High Peak Trail, Cromford Canal the renowned Arkwright's Mill and Carsington Water. Good road communications lead to the neighbouring market towns of Matlock, Bakewell, Belper and Chesterfield with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- 3 Bed mid terrace cottage
- Spanning 3 floors
- Characterful and well proportioned accommodation
- Grade II Listed
- Rear garden and storage
- Popular village location
- Viewing highly recommended



**RICS** **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk







[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.

## ACCOMMODATION

A hardwood front door opens directly to the:

**Sitting Room** – 3.85m x 3.65m (12' 6" x 11' 10") featuring a substantial stone fireplace, front facing window and being open plan to the adjacent:

**Dining Room** – 3.85m x 3.03m (12' 6" x 9' 9") maximum, including stairs which lead off to the **first floor** having a useful built in cupboard beneath. There is a further feature stone fireplace, recessed display shelving and a built in cupboard which houses the gas fired boiler serving the central heating and hot water system. There is a rear aspect window and door opening to the:

**Fitted Kitchen** – 3.79m x 2.01m (12' 4" x 6' 6") including a range of modern cupboards, drawers and work surfaces. There is an eye level double oven, four ring gas hob, stainless steel extractor fan, integral dishwasher, fridge, freezer and attractive wood grain ceramic tiling to the floor. An external door leads to the side door and the gardens beyond.

From the dining room, stairs rise to the first floor **landing** with doors off to:

**Bedroom 1** – 3.82m x 3.65m (12' 5" x 11' 10") maximum. A good sized front facing double bedroom and with a feature cast iron fireplace.

**Bath and Shower Room** a good sized room fitted with a modern suite to include a double ended bath, pedestal wash hand basin, low flush WC and a separate corner shower cubicle with overhead and pencil sprays. There is full height ceramic tiling to three walls, electric shaver point and UPVC double glazed window to the rear.

From the landing, a second flight of stairs lead to the **upper floor**.

**Bedroom 2** – 3.82m x 3.76m (12' 5" x 12' 3") a front facing double bedroom with pine cottage style door.

**Bedroom 3** – 3.28m x 2.95m (10' 7" x 9' 7") a third double bedroom, facing the rear with **roof void access**.

## OUTSIDE

The house is set back from the roadside by an attractive forecourt garden, landscaped with a gravel finish for ease of maintenance. The principal gardens are found at the rear, laid to lawn and slightly off set from the house with communal pathways shared with the neighbouring properties. There is also the benefit of outside storage and an enclosed yard area adjacent to the cottage.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

**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. On reaching the traffic lights turn right into the market place and proceed up The Hill. No. 29 can be found on the left hand side before reaching North Street.

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

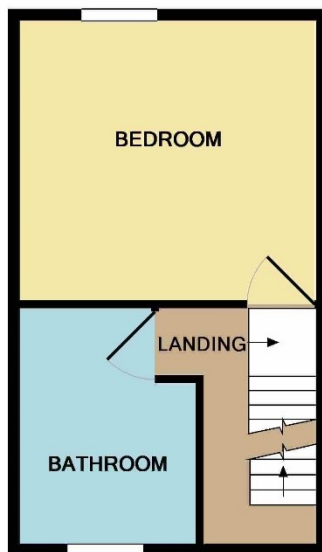
Ref: FTM9651

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

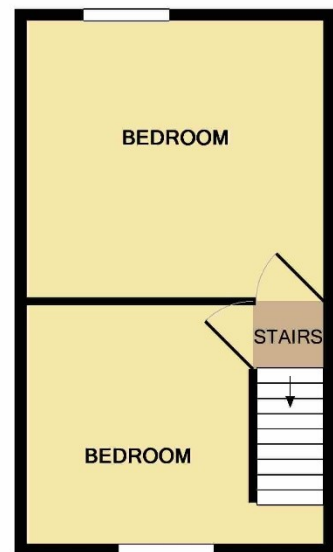
## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.