

**28 CHAPEL HILL  
CROMFORD  
NR MATLOCK  
DERBYSHIRE DE4 3QG**



**£150,000**

**A charming two bedroomed character cottage with garage store, enjoying a tucked away village location.**

Standing at the head of a no through lane off the centre of Cromford, this attractive period cottage is built within rendered elevations and beneath a hardrow tiled roof. The cottage provides two bedroom accommodation with the benefit of a garage/workshop store situated beneath the sitting room, integral to the building. A distinctive Monkey Puzzle tree lies within an easily managed garden to the front.

From the head of Water Lane, a public footpath leads through woodland and onto the surrounding countryside whilst Cromford offers a wide range of village shops and amenities. Good road communications lead to the neighbouring market towns of Matlock and Wirksworth and to the wider recreational delights of the Derbyshire Dales and Peak District.

- 2 bed character cottage
- Tucked away village location
- Benefit of garage/workshop
- Electric night storage heaters
- Convenient for the delights of the Derbyshire Dales
- Viewing highly recommended

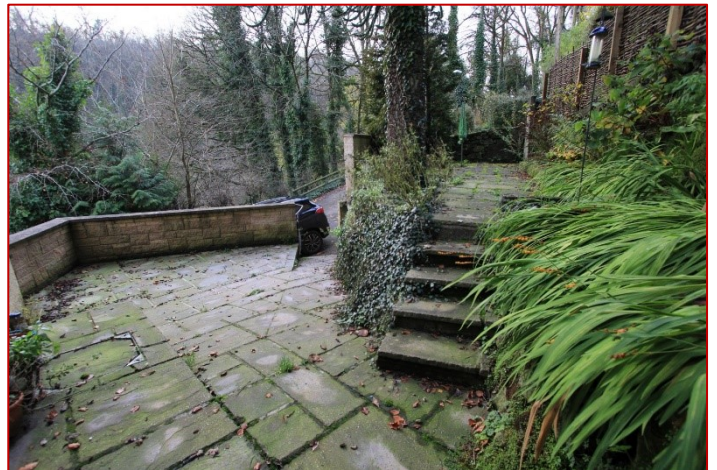


**RICS**

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

**Sitting Room** – 7.23m x 3.6m (23' 7" x 11' 8") with front square bay facing the wooded slopes which line the Via Gellia. There is space to form a dining area and stairs lead from the sitting room to the **first floor** and an open doorway leads off to the:

**Kitchen** – 4.15m x 2.69m (13' 6" x 8' 8") fitted with a range of cupboards and drawers plus work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is an electric hob, under counter oven and extractor fan (appliances not tested) and window to the rear.

From the first floor **landing**, doors lead off to:

**Bedroom 1** – 3.41m x 2.6m (11' 2" x 8' 5") with front aspect window and built in store housing the hot water cylinder and cold water tank.

**Bedroom 2** – 3.33m x 1.85m (10' 9" x 6' 1") again with a front facing window.

**Bathroom** fitted with a white suite to include low flush WC, pedestal wash hand basin and paneled bath having an electric shower fitted above. Electric shaver point, ceiling mounted extractor fan and window to the gable wall.

## OUTSIDE

Standing beneath the sitting room and integral to the building is a **garage store** with stone floor, electric, power and wooden doors. Access to the cottage from the lane is via a gated paved pathway with sitting areas and herbaceous borders together with an impressive Monkey Puzzle tree.

**Note:** it is understood the garden area to have been included and used by the occupiers of the cottage, although this area does not feature on the Registered Title Plan.

**TENURE** – Freehold.

**SERVICES** – Water and electric are available to the property and heating is via electric night storage heaters. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

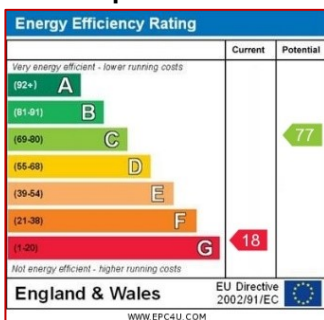
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take the A6 south to Cromford. At the crossroads turn right into Market Place then right again onto Via Gellia. After passing Goulds Garage and Walkers Transport, Chapel Hill can be found off to the right. Proceed to the top of the lane and No. 28 is on the right hand side identified by the For Sale board.

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

Ref: FTM9720

## EPC Graph



[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.

GROUND FLOOR  
409 sq. ft. (38.0 sq. m.) approx.

The Ground Floor Plan shows a rectangular layout. At the bottom is the **KITCHEN** (8'10" x 13'7" / 2.69m x 4.15m). Above it is the **SITTING/DINING ROOM** (11'10" x 25'4" / 3.60m x 7.71m). A staircase is located on the left side of the sitting/dining room. There is an entrance on the right side of the sitting/dining room.

1ST FLOOR  
280 sq. ft. (26.0 sq. m.) approx.

The 1st Floor Plan shows a rectangular layout. On the left is the **BATHROOM** (5'6" x 8'1" / 1.69m x 2.46m). To its right is a **BEDROOM** (8'6" x 10'11" / 2.60m x 3.34m). Below the bathroom is a **LANDING** with a staircase. To the right of the landing is another **BEDROOM** (8'6" x 12'9" / 2.60m x 3.89m). A **HANGING CUPBOARD** is located below the landing.

TOTAL FLOOR AREA : 689 sq. ft. (64.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2020

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.