



The Hill, Cromford, DE4 3QU

With no upward chain, this freshly decorated home has magnificent panoramic views from the tiered garden, two reception rooms, a modern kitchen and two double bedrooms. Packed with character features, the home is located in this very popular village, which is very well-served with cafes, bars, shops and tourist attractions, due to its status as a UNESCO World Heritage Site.

On the ground floor is a sitting room, dining room and kitchen. To the first floor is a bedroom and bathroom, with a wrought-iron spiral staircase to the top floor bedroom. The tiered garden at the rear has been recently landscaped and there is space at the front to pull on and park behind the armco barrier (please note this is not an official, designated space).

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.

- No upward chain
- Kitchen and separate dining room
- Vacant possession
- UNESCO World Heritage Site village
- Freshly redecorated throughout
- Tiered garden with panoramic views to Black Rocks
- Modern kitchen and two double bedrooms
- Popular village with primary school, shops, bars
- Packed with character, period features
- EPC rating D

£230,000

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Front of the home

This attractive stone-built mid-terrace home has a dry stone wall front boundary, with a small gravel area suitable for seating and planters. From here, there are great views eastwards to wooded countryside beyond the village. Enter the home through the wooden front door with iron handle and letterbox.

Sitting Room

14'3" x 12'9" (4.35 x 3.9)

A beautiful entrance to the home, this room has timber-framed south facing windows with iron latches bringing lots of natural light in. The focal point is the large stone fireplace with a cast iron* wood burner, set upon a tiled hearth. *The burner needs a slight refurbishment - replacing glass panels - to return to full working order.

With quality oak-effect laminate flooring, the room has a beamed ceiling with two recessed spotlights, two wall lights, a radiator, stairs to the upper floors and a small under-stairs cupboard with shelving. An open entrance and open shelving area lead through to the dining room.

Dining Room

8'6" x 6'6" (2.6 x 2)

This versatile room could also be a cool home office in the centre of the home. With laminate flooring and a radiator, the room has wall lights, a beamed ceiling and exposed stone wall. An open entrance leads into the kitchen.

Kitchen

10'7" x 6'6" (3.25 x 2)

This modern kitchen at the rear of the home has a porcelain tiled floor, radiator, recessed ceiling spotlights, two windows and a part-glazed stable door to the rear garden. The long solid pine worktop has space to the left for a fridge-freezer. The high quality fitted cabinets include a range of low level cabinets and one in the top left corner with a 3.5 year old Baxi boiler. There is an integral four-ring gas hob with electric oven below and brushed chrome extractor fan above. There is space and plumbing for a washing machine. Set within the worktop is an inset large ceramic sink and drainer with heritage-style mixer tap.

Stairs to first floor landing

Wooden stairs have a window and ceiling light fitting overhead and an exposed stone wall on the left. There are wall lights and stripped pine doors with iron latches to Bedroom One and the Bathroom. The striking decorative wrought iron spiral staircase goes up to the double bedroom on the top floor.

Bedroom One

13'1" x 11'7" (3.99m x 3.53m)

This double bedroom at the front of the home has pine floorboards and south facing timber-framed windows with iron latches. The feature fireplace has a stone lintel. The room includes a radiator, recessed spotlights and wall lights, a beamed ceiling and meter cupboard in the corner.

Bathroom

8'6" x 6'8" (2.6 x 2.05)

The jellybean-shaped bath has a centrally-positioned chrome mixer tap, meaning you can truly stretch out and relax. Overhead is an electric shower and there is a pivoting glass screen and tiled surround. The room includes a ceramic WC, ceramic pedestal sink with chrome mixer tap, tiled floor, chrome heated towel rail and recessed spotlights. There is also an original ceiling beam and window.

Bedroom Two

14'3" x 13'1" (4.35 x 4)

Ascending the spiral staircase, you enter the large double bedroom on the top floor. It has new laminate flooring, recessed ceiling spotlights, two ceiling beams and a brick chimney breast with feature fireplace and stone lintel. There is also a radiator and timber-framed windows with stone surround.



Rear Garden

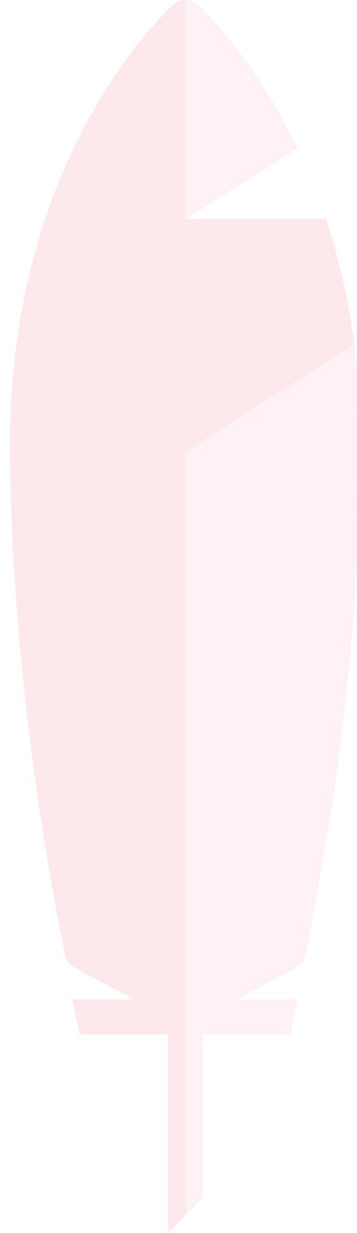
We love this newly-landscaped tiered garden, which has magnificent elevated panoramic views to Black Rocks to the south. The sheltered courtyard has room for outdoor dining beside the kitchen. Steps lead up to the three-tier garden.

Tier 1 is paved and has a large log store.

Tier 2 has a pretty flower border, a wooden arch over the gravel path to a large gravel area, suitable for seating and dining. Steps from here lead up to the third tier. There is a timber fence on the right and dry stone wall to the left and end of the garden.

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us



92 The Hill
Approximate Gross Internal Area
69 Sq M / 743 Sq Ft



Ground Floor **First Floor** **Second Floor**

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	