

SCARGILL MANN & CO.

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148 The Hill

Cromford, Derbyshire DE4 3QU



An excellent opportunity to acquire this well appointed two bedroomed character Arkwright cottage having original features throughout

- NO UPWARD CHAIN
- Gas fired central heating
- Entrance lobby • Living room with feature fireplace
- Recently well fitted breakfast kitchen • Two bedrooms
- Dressing room area • Well appointed bathroom
- Patio and garden area to rear • Outside stores
- VIEWING HIGHLY RECOMMENDED •

Guide price £150,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this character two bedroomed Arkwright cottage with original features throughout.

The property is sold with the benefit of no upward chain, gas fired central heating and internally briefly comprises: entrance lobby, living room with feature fireplace and recently well fitted breakfast kitchen. To the first floor is bedroom two which provides access through to a dressing area and in turn the feature bathroom. To the second floor there is a feature bedroom one.

Outside: To the rear of the property is a patio and garden area which provides access to outside stores.

LOCATION

The property is well located within easy reach of local amenities within Cromford which include a primary school, newsagents, hairdressers, church and hotel. Matlock is approximately three miles to the north and Wirksworth approximately two miles to the south, both of these towns offering a wide variety of amenities including shops, schools and leisure facilities. Carsington Water is approximately six miles with its noted leisure facilities and water sports. The nearby A6 provides swift onward travel to both the north and south. Cromford railway station provides fast access to Derby station.

ACCOMMODATION

GROUND FLOOR

Wooden entrance door provides access to:

ENTRANCE LOBBY

Having timber lintel over, exposed ceiling beams and having two pine latched doors, one having staircase off to first floor and the second leading into the living room.

L-SHAPED LIVING ROOM 4.72m x 2.87m (15'6" x 9'5")

Note the former measurement being a maximum measurement into the recess adjacent to the chimney breast and includes the under stairs storage cupboard plus 2.29m x 1.08m (7'6" x 3'7"). The room enjoys a feature stone fireplace incorporating large exposed stone lintel, raised stone hearth, red brick back and incorporates a fitted gas fire which also functions as a back boiler providing domestic hot water and servicing the central heating system. Satellite connection. Exposed ceiling beams. Central heating radiator. Pine latch door which provides access to a most useful under stairs storage cupboard. Two windows to front with exposed stone mullion, stone surround and large stone window sill. Pine latch door provides access to:

BREAKFAST KITCHEN 4.87m x 2.19m (16'0" x 7'2")

Having extensive range of roll edged preparation surfaces incorporating a ceramic contemporary Butler ceramic sink with brushed aluminium mixer tap over, decorative splashbacks and having a range of contemporary styled drawers and cupboards beneath relieved by soft closing fittings. In turn there is a breakfast bar area, again incorporating decorative splashback. Inset four ring electric ceramic hot with filter canopy over and electric fan assisted oven beneath. Two further appliance spaces, one having power suitable for a large fridge / freezer and a second with plumbing suitable for a dishwasher. Exposed ceiling beams, window and wooden panelled glazed door to rear providing immediate access to a



courtyard area and in turn there is a path leading to the garden.

FIRST FLOOR

Having continuation of staircase off to second floor. Pine latch door provides access to:

BEDROOM TWO 3.61m x 3.92m (11'10" x 12'10")

Note the former measurement being taken into the recess adjacent to the chimney breast which incorporates a feature stone fireplace with large exposed stone lintel and red brick fireplace incorporating a cast dog grate. Central heating radiator. Exposed ceiling beams. Two windows to front with stone surround, exposed stone mullion and large stone sill featuring window seat. Pine door provides access to a most useful under stairs storage cupboard. Further pine latch door provides access to a:

DRESSING ROOM / POTENTIAL STUDY 2.21m x 1.96m (7'3" x 6'5")

Having exposed timber purlin. Pine door provides access to:

WELL APPOINTED BATHROOM 2.78m x 2.20m (9'1" x 7'3")

Having a large pedestal wash hand basin with shaver light over, low level w.c. and cast iron roll top bath with Shaker style half panelling surround. Central heating radiator. There is a feature built-in storage cupboard beneath the window to the rear which overlooks the garden. In turn there is a built-in airing cupboard having slatted shelving housing the hot water cylinder and immersion heater. Exposed timber purlin.

SECOND FLOOR

FEATURE BEDROOM ONE 4.72m x 3.96m (15'6" x 13'0")

Note measurements include the stairwell and the former measurement being taken to the recess adjacent to the chimney breast which incorporates a feature fireplace with exposed stone lintel and red brick fireplace with cast dog grate. Exposed timber purlins. Central heating radiator. Two windows to front with exposed stone surround, stone mullion and stone window sill.

OUTSIDE

Immediately to the rear of the property is a courtyard area with path which in turn provides access to a separate garden which incorporates lawned areas, gravelled patio and in turn provides access to a stone store and a separate storage bunker.

COUNCIL TAX

Derbyshire Dales District Council - Tax Band B

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed south along the A6 passing through Matlock Bath and upon reaching the traffic light junction at Cromford turn right passing the Market Place and travel up Cromford Hill. Thereafter the property is eventually located on the right hand side clearly denoted by our "For Sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)



CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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