



Haymill House

3 Water Lane

Cromford

Matlock

DE4 3QH

Asking Price

£365,000

- Stunning plot approx 1/3 acre
- No upward chain
- Gas fired central heating & double glazing
- Recently fitted kitchen
- Sitting room
- Dining room
- Three good sized bedrooms
- Family bathroom
- Off-street parking
- Viewing highly recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Believed to have been built in the 1920s, this three-bedroom detached property offers a wealth of potential inside with a stunning garden and central position in Cromford, enjoying fine views to the front over Cromford Mill Pond towards Scarthin Books. A viewing is highly recommended to truly appreciate everything this sale has to offer.

Requiring a degree of modernisation inside, the property benefits from having a recently fitted kitchen, no upward chain, gas-fired central heating, and sealed unit uPVC double glazing. Internally briefly comprises entrance hallway, sitting room, dining room, recently fitted kitchen with pantry, downstairs WC. To the first floor are three good-sized bedrooms and a family bathroom. Outside to the front of the property is a driveway providing off-street parking with an adjacent lawn area. To the rear of the property is a stunning and large garden.

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

having upvc door providing access to:





RECEPTION HALLWAY

having staircase to first floor. Useful storage cupboard. Central heating radiator. Doors providing access to sitting room, dining room, kitchen and guest cloakroom.

RECENTLY FITTED KITCHEN

3.67m x 2.61m (12'0" x 8'6")

having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with upstand surround. Range of cupboards and drawer beneath with appliance space and plumbing for washing machine and further appliance space for free standing oven with grill with extractor fan canopy over. Complementary wall mounted cupboards over. Sealed unit double glazed windows in upvc frames to rear and side plus a upvc door providing access to the side. Opening provides access to:

USEFUL PANTRY AREA

with appliance space and preparation surface. Sealed unit double glazed opaque window in upvc frame to side.

DINING ROOM

3.50m x 4.1m (11'5" x 13'5")

Please note the latter measurement being taken into the full depth of the bay window having sealed unit double glazed windows in upvc frames to front. Central heating radiator.

SITTING ROOM

3.68m x 4.31m (12'0" x 14'1")

Please note the latter measurement being taken into the full depth of the bay window having sealed unit double glazed windows in upvc frames to side and rear. Central heating radiator. Wall mounted Fujitsu air conditioning unit.

GUEST CLOAKROOM

1.50m x 1.70m (4'11" x 5'6")

having low level WC. Sealed unit double glazed opaque window in upvc frame to side.

FIRST FLOOR

LANDING

having doors providing access to bedrooms and family bathroom with useful storage cupboards and separate airing cupboard housing hot water tank. Loft hatch access, which provides access to a most useful attic space which is partially boarded with the potential to become a study area.

BEDROOM ONE

3.67m x 3.37m (12'0" x 11'0")

having central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

BEDROOM TWO

3.50m x 3.35m (11'5" x 10'11")

having central heating. Sealed unit double glazed windows in upvc frame to front.

BEDROOM THREE

3.60m x 2.65m (11'9" x 8'8")

having central heating radiator. Sealed unit double glazed windows in upvc frame to rear.

FAMILY BATHROOM

2.60m x 1.86m (8'6" x 6'1")

having a white suite comprising a pedestal wash hand basin with chrome mixer tap over, low level WC, bath with chrome mixer tap over and a separate shower cubicle with electric shower over. Ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to side.

OUTSIDE

To the front of the property is a tarmacadamed driveway providing ample off street parking with adjacent lawn area edged by well established planting border - potential to make further off street parking if required.

Undoubtedly one of the main features of this property is its stunning plot and spacious rear garden, overall measuring approx 1/3 acre. The rear garden is mainly laid to lawn with mature herbaceous, flowering borders and trees with a stone wall surround. At the foot of the garden is an arched pergola and water feature, which leads to a further garden space with mature herbaceous and flowering borders, trees and sheds.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band D

DIRECTIONAL NOTE

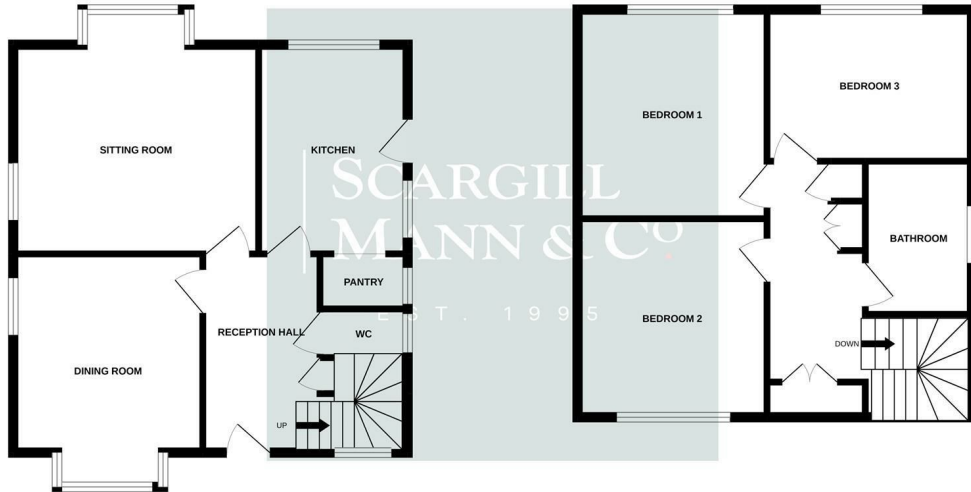
The approach from our Matlock Office is to proceed south along the A6 passing through Matlock Bath and upon reaching the traffic light junction at Cromford turn right, passing the Market Place, and then taking the immediate right-hand turn into Water Lane, where the property will shortly be located on the left-hand side clearly denoted by our "For Sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office (JS/JO)

GROUND FLOOR

1ST FLOOR



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.
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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		

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