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## Honeysuckle Cottage

24 Chapel Hill

Cromford

Derby

Derbyshire

DE4 3QG

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### Per Calendar Month

- A wealth of charm and character throughout
- Gas fired central heating
- Dining room
- Breakfast kitchen
- Sitting room
- Well-appointed bathroom
- Two double bedrooms

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

The village of Cromford, a World Heritage Site, is one of the best preserved factory communities of the early Industrial Revolution. Developed originally by Sir Richard Arkwright, Cromford remains as a monument to the father of the factory system. When Arkwright went to Cromford in 1771 and established what became the world's first successful water-powered cotton spinning mill, it was a scattered community of lead mining families. Much of the village has been made an Outstanding Conservation Area and many of the buildings have been listed.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### DINING ROOM

4.69m x 3.85m (15'4" x 12'7")

With original large stone fireplace. Double central heating radiator. Glazed and panelled entrance door and window with pleasant views to the front. TV aerial point. Obscure glazed and panelled door leads to

#### BREAKFAST KITCHEN

3.53m x 3.27m (11'6" x 10'8")

With a range of fitted base, wall and drawer units having matching cupboard fronts, roll edge granite effect laminated preparation surfaces with inset one and a quarter stainless steel sink unit with draining board and modern mixer tap. Complementary ceramic wall tiling, freestanding four ring electric oven, refrigerator and automatic washing machine with drying facility. Double central heating radiator, useful pantry, ample breakfast / dining space and single glazed window to the rear elevation. Doorway leads to the rear yard with outside WC.

### TO THE FIRST FLOOR

#### SITTING ROOM

4.73m x 3.87m (15'6" x 12'8")

With original floor boards, decorative fireplace, double central heating radiator and sealed unit double glazed sash window with fine far reaching views to the front elevation.





#### FAMILY BATHROOM

With full suite in white, comprising roll edge double ended bath with claw feet, pedestal wash hand basin, low flush WC and shower cubicle with mains thermostatic mixer shower. Complementary splashbacks, centrally heated ladder style towel rail, tile effect flooring and cupboard housing the Worcester combination boiler servicing the central heating and hot water systems. Obscure single glazed window to the rear.

#### TO THE SECOND FLOOR

##### BEDROOM ONE

4.74m x 3.86m (15'6" x 12'7")

With double radiator and double glazed sash window with superb views of the surrounding woodland, mill stream and hill side.

##### BEDROOM TWO

3.79m x 3.43m (12'5" x 11'3")

With stripped pine flooring, double radiator and original sash window to the rear elevation.

#### OUTSIDE & GARDENS

Directly to the rear of the property is a small yard area and outside WC.

Delightful front garden with southerly aspect.



#### DIRECTIONAL NOTE

The approach from our Wirksworth office is to travel up St John's Street passing the market place onto Harrison Drive. After passing the petrol station, travel along Cromford Road. Travel up Steeple Grange, passing under the bridge with the High Peak trail and travel down Cromford Hill into Cromford. Turn left before the Market Place into Water Lane (signpost to Bonsall), proceed for a short distance before turning right onto Chapel Hill, proceed up the hill where Honeysuckle Cottage will be located on the right hand side

#### SPECIFIC REQUIREMENTS

The property is to be let on a furnished basis. No smokers.  
Available now

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.  
**NO APPLICATION FEES!**

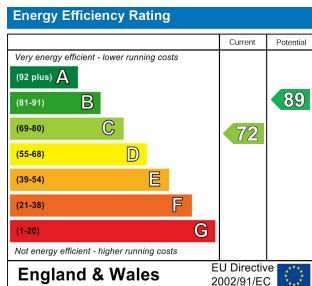
#### DEPOSIT

5 Weeks Rent.

#### VIEWING

By prior appointment through Scargill Mann and Co





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