

# Market Place

Cromford, Matlock, DE4 3QE



A deceptively spacious, three storey, three double bed roomed Grade II, stone built Arkwright period cottage, enjoying prominent position within Cromford. Hosting a wealth of charm and character throughout and many period features.

£245,000

John German

Boasting a wealth of charm and character throughout, this period three-story, three double bedded stone Arkwright cottage enjoys a prominent position within the favoured village of Cromford. The home would make a suitable family home, whilst also offering great potential to be a successful buy-to-let investment, holiday home/holiday let, or even mixed/commercial uses (Subject to necessary permissions).

The property is sold with the benefit of gas-fired central heating and also having recently been reroofed (2019/2020). Internally briefly comprises of entrance hall, sitting room with feature fireplace, well-appointed kitchen, double bedroom to the first floor, well-appointed bathroom and two further double bedrooms to the second floor.

To the rear of the property, is a low maintenance enclosed courtyard garden with useful outside store.

Location - The property is well located within easy reach of local amenities within Cromford which include a primary school, newsagents, hairdressers, church, hotel, public inn, restaurants and coffee shops. 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 -

On The Ground Floor - Entrance Hall - With feature quarry tiled flooring, double bi-fold doors lead to:-

Sitting Room - 4.01m x 2.62m (13'1" x 8'7") - With a continuation of the quarry tiled flooring, feature fireplace with open fire, central heating radiator. Exposed ceiling beam and feature bay window with pleasant aspect to the front.

Extended Kitchen Dining Area - 3.56m x 2.58m (11'8" x 8'5") - With feature flagstone flooring, ample breakfast/dining space, double central heating radiator, window to the rear, fitted base, drawer units with solid wood work surfaces and matching up-stands, Range style oven, useful understairs storage cupboard.

Extended Kitchen Area - 2.20m x 1.88m (7'2" x 6'2") - With quarry tiled flooring, range of fitted base and drawer units, solid wood preparation surfaces with inset ceramic 1½ basin sink unit and draining board and period style mixer tap in chrome, integrated dishwasher, integrated washing machine, wall mounted Ideal gas combination boiler servicing the central heating and hot water systems, window to the rear, feature roof light and latched and braced solid door providing access to the rear garden.

To The First Floor - Landing - With window having a pleasant aspect to the rear to the waterfall and mill pond. Leads to:-

Double Bedroom One - 4.25m x 3.98m (13'11" x 13'0") - With period decorative fireplace with open fire, double central heating radiator and secondary glazed window to the front with pleasant outlook over the market place, and double central heating radiator.

Well-Appointed Bathroom - With full suite to include; bath with thermostatic mixer shower over, vanity unit with inset ceramic wash basin and close coupled w.c., double radiator, decorative fireplace, heated towel rail, complementary ceramic wall tiling and window with pleasant aspect to the rear to the waterfall and mill pond, double central heating radiator.

To The Second Floor - Double Bedroom Two - 3.96m x 3.49m (12'11" x 11'5") - With a range of built-in wardrobes, a double central heating radiator, and window with particularly pleasant aspects to the front, secondary glazing is also fitted. Door provides access to useful room with hot and cold plumbing installed suitable for the addition of ensuite facilities

Double Bedroom Three - 3.42m x 2.30m (11'2" x 7'6") - With wood grain effect laminate flooring, central heating radiator, built-in cupboard and useful recessed shelving. Single glazed window with views of the waterfall and mill pond to the rear.

Outside & Gardens - Directly to the rear of the property, is a low maintenance courtyard garden with useful outhouse with power and lighting.



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 is to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

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