



6 Market Place, Cromford - DE4 3QE
£230,000



6 MARKET PLACE

Cromford, Matlock

We are delighted to offer for sale this two-bedroom, stone-built terraced property, ideally located in the heart of Cromford village and offering an excellent opportunity for modernisation. The accommodation is arranged over two floors and briefly comprises a kitchen, sitting room and dining room to the ground floor. To the first floor there is a bathroom, one double bedroom and one single bedroom. The property also has a cellar.

Externally, to the rear of the property is a paved patio with access to the sunroom and an outside WC. A raised garden with a blue slate chipping pathway and established shrubs leads to an additional seating area, perfectly positioned to enjoy extensive views across Cromford. Offered with no upward chain. Viewing is highly recommended. Virtual tour available.

Council Tax band: B

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Two Bedrooms
- Virtual Tour Available
- No Upward Chain
- Multiple Outdoor Seating Areas
- High Level Garden with Far Reaching Views of Cromford





Ground Floor

The property is accessed via a part-glazed, obscured glass, uPVC door which opens into the

Sitting Room

Dimensions: 3.79 x 4.25 (12'5" x 13'11"). A good sized reception room with a coal effect gas fire and stone surround, well lit by the leaded bay window to the front aspect. A part glazed obscured glass door opens into the

Dining Room

Dimensions: 3.14 x 4.26 (10'3" x 13'11"). Another generously sized reception room featuring a coal-effect gas fire with a handsome, stone-carved fire surround and wood laminate flooring. A feature window opening provides a view into the kitchen with access also available through an open doorway. Staircase leads to the first floor

Kitchen

Dimensions: 1.42 x 3.52 (4'7" x 11'6"). The kitchen is fitted with a range of matching wall, base and drawer units, providing ample storage. It includes an integrated fridge, a stainless steel sink with drainer, a gas oven and hob with extractor and space and plumbing for a washing machine. An alcove in the wall provides a convenient space for a microwave. To the rear, a large leaded window adds natural light, and there's a part-glazed obscured glass door, leading to the patio area.



First Floor

Stairs lead from the dining room to the first floor landing where there is access to the two bedrooms and the bathroom.

Bedroom One

Dimensions: 3.81 x 4.31 (12'5" x 14'1"). A good sized double bedroom with a range of fitted wardrobes, overhead storage cupboards and matching bedside cabinets. There is a leaded window to the front aspect.

Bathroom

Dimensions: 2.26 x 1.34 (7'4" x 4'4"). Fitted with a three piece suite to include a pedestal sink with mixer taps, a lever-flush WC and a fitted bathtub with mixer taps and handheld shower head. There is an obscured glass window to the rear aspect and a built-in cupboard offering storage for household linen.

Bedroom Two

Dimensions: 3.14 x 1.97 (10'3" x 6'5"). A single bedroom with potential to serve as a home office. It features bespoke storage and a leaded window to the rear aspect.

Cellar

Dimensions: 2.6 x 3.71 (8'6" x 12'2"). Steps lead down from the dining room to a useful stone vaulted cellar.

Outside

A door from the kitchen opens onto a paved patio with a wrought iron gate providing access into the

Sunroom

Dimensions: 3.39 x 2.08 (11'1" x 6'9"). This area is perfect for outdoor entertaining, featuring space for two refrigerators and a window overlooking the patio. A wooden door leads to the outside WC.

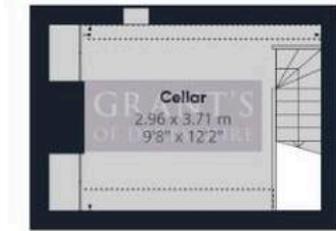
Outside continued

There is a right of access across the neighbouring property where a ascending path leads to a wooden gate and a blue slate path bordered by mature trees and shrubs continues to an additional seating area, perfectly positioned to enjoy far-reaching views across Cromford Hill.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

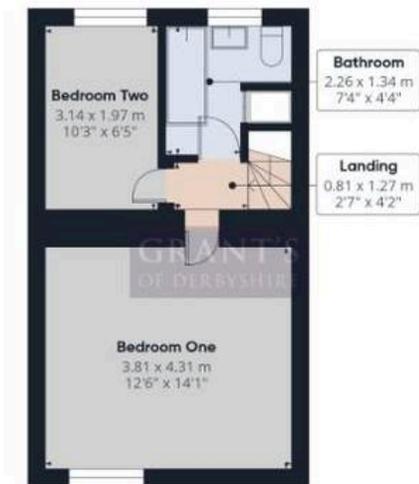




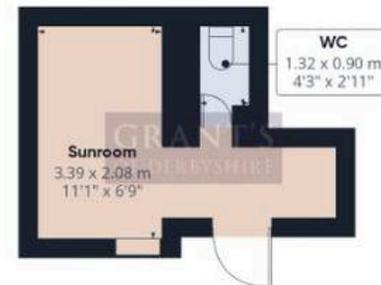
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

87.7 m²

943 ft²

Reduced headroom

2.6 m²

28 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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