



**Sally Botham**  
ESTATES

27 Bank Road, Matlock

Derbyshire DE4 3NF

Tel: 01629 760 899

Fax: 01629 760 701

Email: [enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)

Web: [www.sallybotham.co.uk](http://www.sallybotham.co.uk)



**Swiss Cottage, 2 Chapel Hill, Cromford, Matlock, DE4 3QG**  
**£800 pcm**



- Characterful period property
- Two double bedrooms
- Large dining kitchen
- Sitting room
- Option to be furnished or unfurnished
- Popular village location
- EPC Rating E

Tel 01629 760899

Mobile 07977 136687

[www.sallybotham.co.uk](http://www.sallybotham.co.uk)

# Swiss Cottage, 2 Chapel Hill, Cromford, Matlock, DE4 3QG

A characterful period property, located close to the centre of the popular and historic village of Cromford. Accommodation offering two bedrooms, spacious family bathroom, sitting room and dining kitchen. From the property there are pleasant views over the village to the wooded hills that surround the area. Cromford is a small village with a lot of historical interest being the site of the first successful water powered cotton mill in the country. The village grew up around the mill the majority of the houses being built by the mill owner Richard Arkwright (founder of the English sewing Cotton Company). Today the village is part of the Valley Mills World Heritage Site and offers good local amenities with easy access to the near by towns of Wirksworth, Matlock and Belper and is within commuting distance of Derby and Nottingham and having easy access to the M1 Motorway via the A38 trunk road.

Entering the property via a half glazed panelled entrance door which opens to:

**RECEPTION HALLWAY 8'3 x 3'6 (2.51m x 1.06m)** Having a staircase rising to the first floor, coat hanging space, central heating radiator and quarry tiled floor. There is elegant original coving to the ceiling and a fitted picture rail. An original panelled door leads to:

**SITTING ROOM 12' x 9'11 (3.66m x 3.02m)** Having dual aspect double glazed windows with views overlooking the village and surrounding wooded hills. The room has coving to the ceiling, fitted picture rail and a feature fireplace with a cast iron surround and insert housing a flame effect gas fire. There is a central heating radiator and television aerial point with satellite facility. A panelled door leads to:

**DINING KITCHEN 10'11 x 9'11 (3.32m x 3.02m)** Having dual aspect windows and a half glazed entrance door opening onto an enclosed rear yard. The room has ceramic tiles to the floor and a range of kitchen units with cupboards and drawers beneath a work surface with a tiled splashback and wall mounted storage cupboards with under cabinet lighting. Set within the work surface is a twin bowl sink with mixer taps and a 4-burner gas hob over which is an extractor hood. Beneath the hob is a fan assisted electric oven. Beneath the work surface there is space and connection for an automatic washing machine and space for a fridge freezer. A panelled door opens to an under stairs pantry having a rear aspect casement window and fitted storage shelving.

From the hallway a quarter turn staircase rises to:

**FIRST FLOOR LANDING** Where original panelled doors open to:

**BEDROOM ONE 11'6 x 10'1 (3.5m x 3.07m)** Having dual aspect double glazed upvc double glazed windows overlooking the village and wooded hills. The room has an original cast iron bedroom fireplace with a tiled hearth housing an open grate. There is a central heating radiator.

**BEDROOM TWO 9'7 x 9'1 3'4 9'7 x 9'1 plus alcove 3'4 x 3'10 (2.92m x 2.77 & 1.06m x 1.16m)**

Having a pair of front aspect upvc double glazed casement windows and central heating radiator.

**FAMILY BATHROOM 10'6 x 10'9 (3.2m x 3.2m)** A spacious family bathroom with original casement windows overlooking the rear courtyard. The room has a feature fireplace with a cast iron surround and a suite with panelled bath having Victorian style mixer taps and hand held shower spray, pedestal wash hand basin and high level flush W.C. Over the bath there are storage cupboards. The room has a central heating radiator and sited within the bathroom is the gas fired combination boiler which provides hot water and central heating to the property.

**OUTSIDE** To the rear of the property is an enclosed yard with a pair of storage sheds built into the hillside.

**SERVICES AND GENERAL INFORMATION** All mains services are connected to the property.

**DIRECTIONS** Leaving Matlock Crown Square along the A6 towards Derby upon reaching the traffic lights at Cromford turn right. Take the second right signed posted Via Gellia. The property can be found on the right hand side identified by our for sale board.

**Disclaimer** All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

**DISCLAIMER:** All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

