



£179,950

Cromford Road, Matlock DE4 5DJ

Cottage | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- No Chain
- Beautiful Stone Cottage
- 1 Bedroom
- Fully Renovated Throughout
- Original Character Features Throughout
- Private Courtyard Garden
- Ideal First Home Or Downsize
- View Absolutely Essential!

## Property Description

Located in the highly regarded Derbyshire village of Crich is this beautifully renovated one bedroom stone cottage offered with no upward chain.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this charming Stone built one bedroom cottage located in the highly regarded village of Crich. The property is offered with no upward chain and offers beautifully presented rooms with original cottage features. The layout comprises of a living room with feature wood burning stove, bespoke kitchen with solid wood work surfaces. To the first floor a landing provides access to a double bedroom and a spacious bathroom. Outside the cottage offers a private fully enclosed rear courtyard garden. We believe the property will ideally suit first time buyers, those looking to downsize and potential buyers looking for a holiday let.

### Living Room

Entered via a newly installed composite door from the front elevation. Double glazed window providing elevated views across Crich, wall mounted period style radiator, wood effect laminate and feature wall mounted original storage cupboard. The focal point of the room is a cast-iron log burning stove with exposed brick backdrop, painted surround and raised hearth.

### Kitchen

Accessed via cottage door from the lounge is this bespoke fitted kitchen comprising of a range of wall and base mounted units with solid wood work surfaces incorporating a sink with mixer taps. Integrated dishwasher, fridge, integrated double electric oven with ceramic hob and extractor canopy over. Original quarry tiled floor covering, part wall tiling, feature alcove and double glazed window and door to the rear aspect. Fitted cupboard, containing a newly installed gas combination boiler. Staircase to the 1st floor landing.

### First Floor

#### Landing

Accessed via the kitchen with internal cottage doors leading to a double bedroom and spacious bathroom.

#### Bedroom 1

Located to the front elevation is this double bedroom which has superb elevated views across Crich and countryside beyond. Wall mounted period style radiator, Karndean wood floor covering and storage alcove.

#### Bathroom

Comprising of three-piece white suite to contain a WC, pedestal wash hand basin and large corner bath with shower attachment and a fixed rainfall shower. Part tiling to walls, Karndean wood floor covering, wall mounted period style radiator/heated towel rail and double glazed obscured window to the rear elevation. Useful storage cupboard located over the stairs includes plumbing and power for a washing machine.

## Outside

To the rear elevation is a private paved courtyard with log store, raised stocked flowerbeds and borders with gated access to rear aspect.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

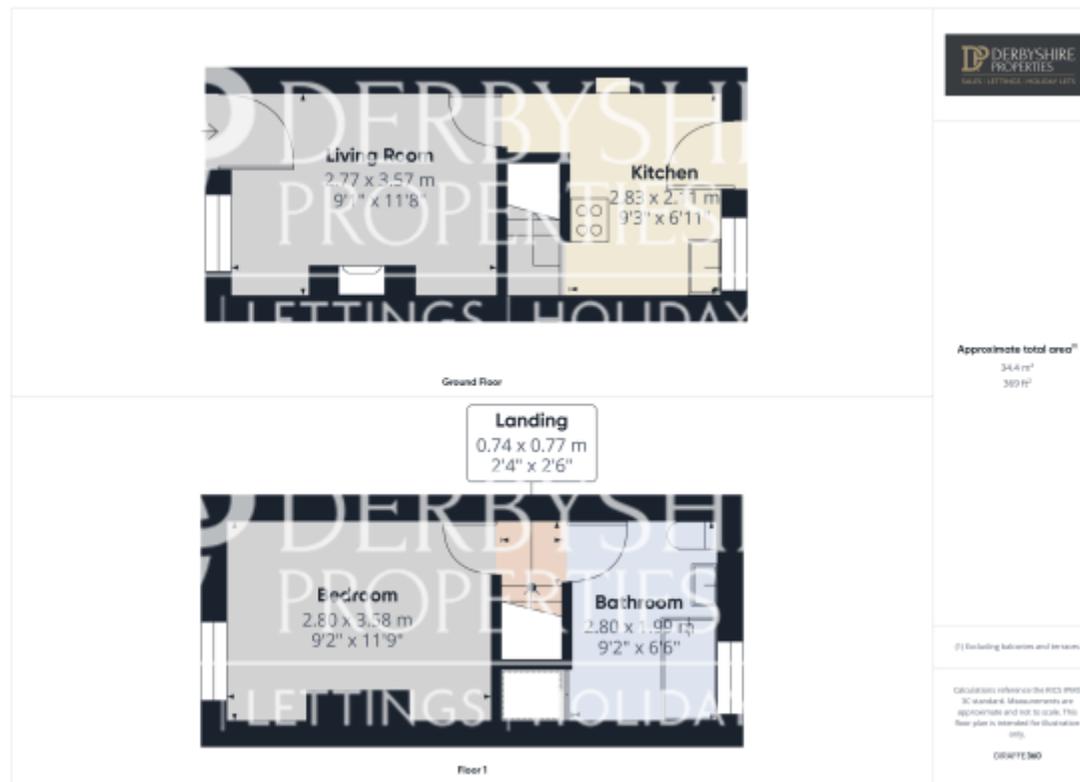
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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