

47 THE HILL
CROMFORD
DERBYSHIRE DE4 3RF



○ A £425,000

AN HISTORIC THREE STOREY FORMER PUBLIC HOUSE, WITH EXTENSIVE LIVING ACCOMMODATION ACROSS TWO FLOORS AND NOW WITH PLANNING CONSENT FOR CONVERSION OF THE GROUND FLOOR TO A SEPARATE RESIDENTIAL APARTMENT.

Standing at the heart of Cromford, renowned as part of the Derwent Valley Mills World Heritage Site, this historic Grade II Listed former public house been granted permission to convert the ground floor to a separate residential apartment, whilst there is also existing spacious living accommodation across the first and second floors. The property presents a rare opportunity for those who may wish to capitalise on the opportunity to develop an additional spacious two bedroom flat.

Cromford is situated three miles south of Matlock and just a mile or so from the historic small market town of Wirksworth. The village is renowned for its links with the Arkwright dynasty and now forms part of the Derwent Valley Mills World Heritage Site. There is ready access to the delights of the surrounding Derbyshire Dales countryside, with local attractions include Cromford Canal, the High Peak Trail, Black Rocks and Carsington Water.

- Former public house with planning consent to convert to full residential use
- Distinctive Grade II listed property
- Central village location
- Excellent local amenities
- Close to local attractions
- Viewing recommended

PHOTO GALLERY – Ground Floor



First and Second Floors, plus outside

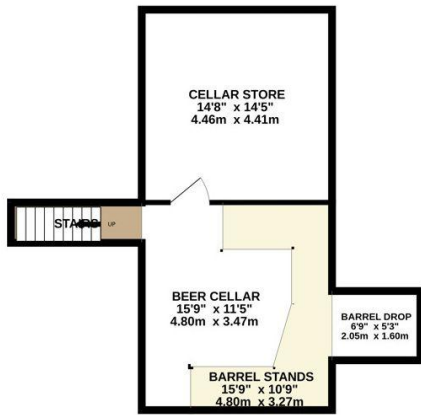


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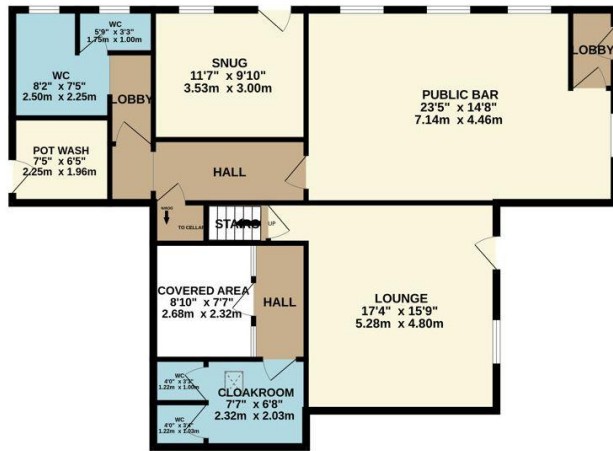
Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

FLOOR PLANS – EXISTING LAYOUT

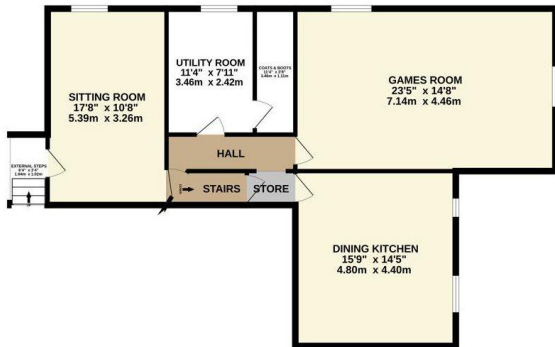
NEW FLOOR
505 sq.ft. (46.9 sq.m.) approx.



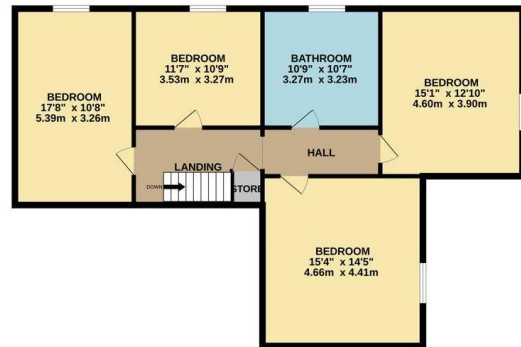
GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



2ND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA: 3572 sq.ft. (331.9 sq.m.) approx.

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 as to their operability or efficiency can be given.
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ACCOMMODATION SUMMARY

Ground floor:

- Public bar 7.14m x 4.46m
- Lounge 5.28m x 4.80m
- Snug 3.53m x 3m
- Cloakroom 2.32m x 2.03m
- Covered area 2.68m x 2.32m
- Pot wash
- 2 x WC
- Plus large cellarge

First floor:

- Games room 7.14m x 4.46m
- Dining kitchen 4.80m x 4.40m
- Sitting room 5.39m x 3.26m
- Utility room 3.45m x 2.42m
- Coats & boots 3.45m x 1.11m

Second floor:

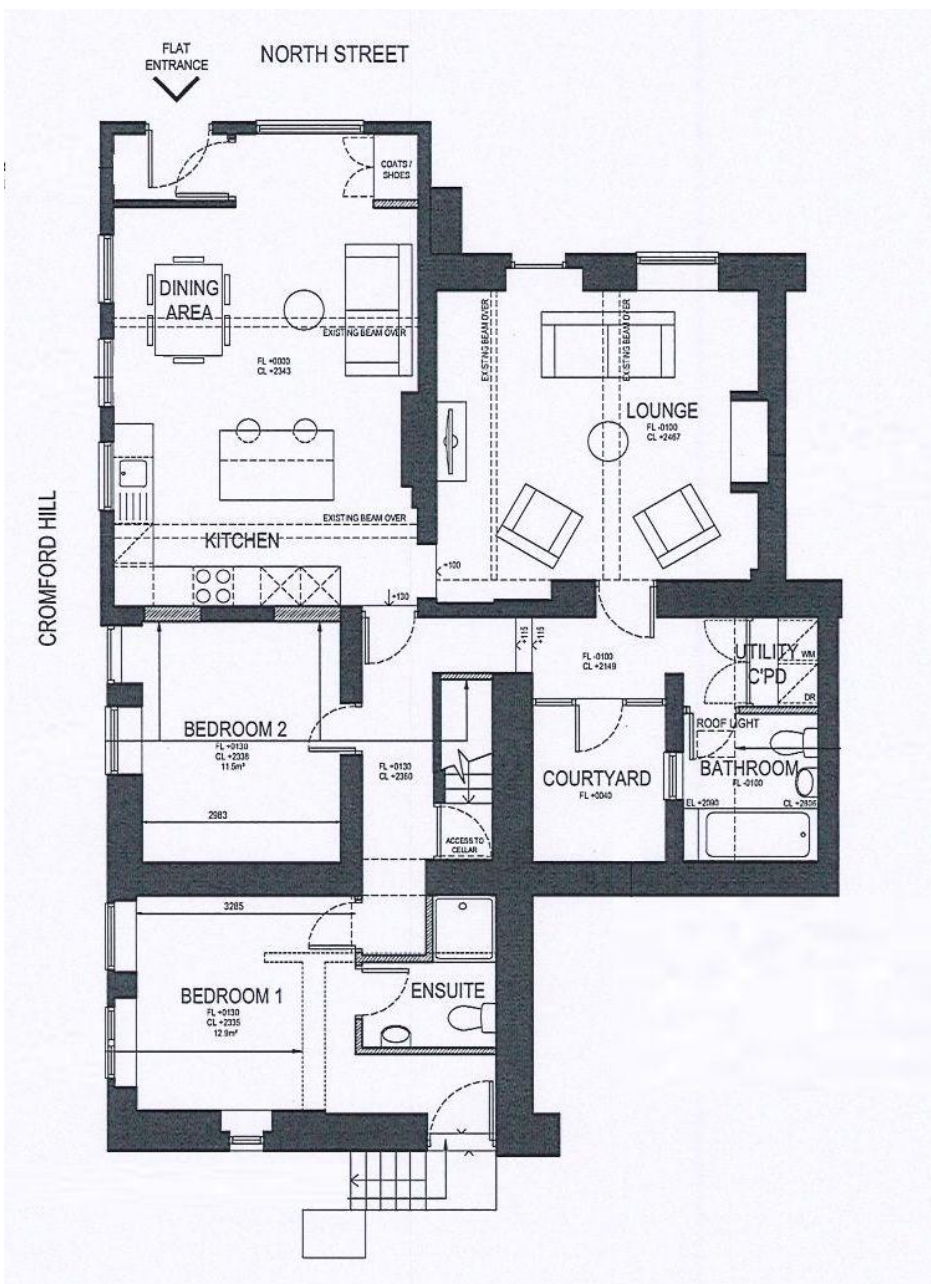
- Bedroom 4.66m x 4.41m
- Bedroom 4.80m x 3.90m
- Bedroom 3.53m x 3.27m
- Bedroom 5.39m x 3.26m
- Bathroom 3.27m x 3.32m

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PLANNING CONSENT is granted under planning reference 25/00752/FUL. Approval is given for the conversion of the ground floor pub accommodation to create a spacious two bedroom residential apartment. Indicative plans are included below. Further information available on request or via the Derbyshire Dales District Council planning portal.

PROPOSED NEW FLOOR PLAN – GROUND FLOOR LAYOUT



OUTSIDE (existing)

Cobbled front forecourt and yard area to the rear. An area of garden positioned across the road.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating. No specific test has been made on the services or their distribution.

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EPC RATING – to be confirmed.

BUSINESS RATES – The Valuation Office lists the premises as Public House and Premises with a Rateable Value, as at 1st April 2023, of £2,900. If the property was converted to full residential status then Council Tax would apply.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 south through Matlock Bath to Cromford traffic lights. turn right into Market Place and rise up The Hill, where no. 47 can be found on the left hand side, on the junction with North Street.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10489

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