

**PORDEN COTTAGE ,
HOME FARM, HOPTON,
WIRKSWORTH,
DERBYSHIRE, DE4 4DF**



Rental £825 pcm / Bond £950

**2 bedroom House available 15 October
2026**



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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.

- * Unfurnished
- * Quiet rural setting
- * Two Bedrooms, Two Bathrooms
- * Solid fuel stove
- * Fast broadband speed
- * Off Road Parking
- * Pets considered
- * Patio Garden

Situation

DESCRIPTION – An attractive single storey mews cottage standing to a courtyard setting alongside a handful of similar properties, ideally suited to the professional couple and those appreciative of a quiet rural setting. The character is highlighted with beamed ceilings, exposed stonework and a multi fuel stove fire in the sitting room, plus fitted kitchen, two double bedrooms and two shower rooms. Outside, is a low maintenance patio terrace within the courtyard, plus the benefit of a communal parking area for two cars and space for visitor parking. The cottage is set well back from any main thoroughfare within the popular village of Hopton, which offers ready access to the delights of the surrounding countryside and to the recreational delights of Carsington Water, the High Peak Trail and Black Rock. Market town facilities are available in nearby Wirksworth, Ashbourne and Matlock, whilst the local road network provides good commuter links also to the cities of Sheffield, Derby and Nottingham. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – Mains water and electricity are available to the property. Drainage and sewerage on via a private septic system – 2026 charge £326 per annum. Heating is via a new bulk tank LPG metered supply provided by Northern Energy – 2 year fixed price of 46p per litre / £50 per annum standing charge, plus VAT. EPC RATING – to be confirmed COUNCIL TAX – Band D (Derbyshire Dales District Council) TENANCY – Assured Periodic Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs. DIRECTIONS – From Matlock Crown Square, take the A6 south Cromford turning right at the crossroads before proceeding up The Hill. At the brow of the hill, turn right as signed Middleton and Ashbourne, continue across the following crossroads and

Kitchen (Ground Floor)

2.39m (7'11") x 2.25m (7'5")
Oven and hob, washing machine.

Sitting / dining room (Ground Floor)

7.05m (23'2") x 4.80m (15'9")
Feature stone fireplace with multi fuel stove.

All measurements are approximate.

Further Information

The deposit required is £950

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Directions

Please see property description for directions.

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