



£930,000

The Common, Crich, Matlock DE4 5BJ

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Substantial Detached Family Residence
- Detached House/Converted Annex & Large Garage/Barn
- Large Plot With Stunning Elevated Views
- Extensive Living Accomodation
- Landscaped Garden Plus Orchard
- Detached Fully Converted Annex
- Sought After Village Location
- Superb Open Plan Living Kitchen
- Ideal Extended Family Purchase
- COUNCIL TAX BAND F

## Property Description

New to the market is this beautiful designed and unique detached Stone residence located in the popular village of Crich.

## Main Particulars

Derbyshire Properties are delighted to present this stunning executive stone detached residence located in the very popular village of Crich close to Belper and Matlock.

The property is positioned on approximately half an acre plot and offers an extensive detached family home, detached stone annex with attached garage and large further garage/car barn (with potential to convert subject to planning).

We believe the property will ideally attract extended families looking for large living spaces, sizable private gardens and those potentially with elder relatives or teenagers looking for separate annex living. The beautiful landscaped and manicured gardens offer far reaching views across surrounding countryside and a large turning driveway provides parking for numerous vehicles.

The property is a true rarity to hit the open market and a viewing is absolutely essential to avoid disappointment .

### Main House

#### Entrance Hall

1.69m x 1.91m (5' 7" x 6' 3") Entered via composite door from the front elevation into a spacious entrance hallway with ceramic tiled floor covering. Internal cottage style latched doors lead to the cloakroom/WC, utility room and open plan kitchen.

#### Cloakroom/WC

1.59m x 0.79m (5' 3" x 2' 7") With low-level WC, wall mounted extractor fan, double glazed obscured window and the continuation of the tiled floor covering from the entrance hallway.

#### Utility Room

1.87m x 2.81m (6' 2" x 9' 3") Comprising of a range of wall and base mounted matching units with roll top work surface incorporating a single sink drainer unit with mixer taps and complementary splashback tiling. Under counter space and plumbing for washing machine and tumble dryer, Wall mounted cupboard housing gas combination boiler, floor to ceiling larder cupboard, two double glazed windows front and side elevations, wall mounted radiator and ceramic tiled floor covering.

#### Superb Open Plan Living Kitchen

4.64m x 5.64m (15' 3" x 18' 6")

Kitchen area - Mainly comprising of a range of bespoke wall and base mounted units with granite work surfaces incorporating a moulded sink drainer unit with mixer taps and feature boiling hot water tap. Granite splashback tiling, integrated induction hob with stainless steel extractor canopy over, integrated dishwasher, electric oven and central island with bespoke curved corner cupboards and pop-up electrics. Double glazed windows to the front elevation, spotlighting to ceiling, ceramic tiled floor covering with underfloor heating, a range of beautifully sculpted floor to ceiling larder cupboards with space for American fridge/freezer.

Dining area -With the continuation of the tiled floor covering with underfloor heating, bi-fold doors leading out onto a timber decking terrace and internal doors leading to both living room and inner hallway.

#### Living Room

4.07m x 5.68m (13' 4" x 18' 8") With windows to the front side and rear elevations that create high levels of natural light, exposed beams to ceiling, carpeted floor covering with underfloor heating, decorative wall lighting and TV point. The feature focal point of the room is an inglenook fireplace with exposed brick and timber surround with inset cast-iron log burning fire set up upon a large tiled hearth.

#### Inner Hallway

3.11m x 2.05m (10' 2" x 6' 9") This extensive inner hallway provides access to a further reception room, bathroom and a ground floor bedroom. A bespoke timber staircase leads to the first floor gallery landing and carpeted floor covering with underfloor heating.

(The next 3 rooms offer the potential for self-contained living)

#### Sitting Room

5.64m x 4.50m (18' 6" x 14' 9") This huge room could be used for a variety of uses and has double glazed windows to the rear elevation framing views of the surrounding countryside, additional window to the side elevation, wood floor covering and TV point. It also benefits from underfloor heating.

#### Shower room

2.37m x 2.05m (7' 9" x 6' 9") Briefly comprising of an encased WC with attached linen storage cupboards and useful work-top space. Large vanity unit with storage cupboards and shower enclosure with mains fed shower and attachment over with complementary glass shower screens. Double glazed obscured window, wall mounted extractor fan, attractive wood floor covering with underfloor heating.

#### Ground Floor Bedroom (Bedroom 4)

3.63m x 3.72m (11' 11" x 12' 2") With double glazed windows to the front elevation, and large walk-in wardrobe that has the potential to convert into an additional en-suite.

#### First Floor

##### Galleried Landing

4.59m x 5.61m (15' 1" x 18' 5") 3.11m x 5.91m (10' 2" x 19' 5") Accessed via the inner hallway is this stunning Open plan galleried landing with exposed beams to ceiling and cottage style latched doors allowing for access into further bedrooms and bathrooms. The landing opens out into a superb open plan space that is currently being used by the current owners as a study 4.59m x 5.61m (15' 1" x 18' 5"), further sitting area and music room but in the past has been a games room. Internal door lead to:-

##### Primary Bedroom (Bedroom 1)

4.02m x 4.40m (13' 2" x 14' 5") With double glazed window to the side elevation, 'Velux' window to the rear elevation, wall mounted radiator, decorative wall lighting, TV

point and walk-in wardrobe. Additional internal door leads to:-

#### En-Suite

1.89m x 1.92m (6' 2" x 6' 4") This well appointed three piece suite comprises of an encased WC with attached storage cupboards, large vanity unit with storage space beneath and inset sink with mixer taps. Shower enclosure with wall mounted electric shower attachment over with complementary sliding shower doors, extractor fan to ceiling, and wood floor covering.

#### Bedroom 2

5.64m x 4.47m (18' 6" x 14' 8") With double glazed window to the rear elevation offering stunning elevated views across the surrounding countryside, wall mounted radiator, space for numerous pieces of bedroom furniture and decorative wall lighting .

#### Bedroom 3

3.66m x 2.83m (12' 0" x 9' 3") With double glazed window to front elevation, wall mounted radiator and space for bedroom furniture.

#### Store Room/Study

With light and power.

#### Family Bathroom

2.44m x 4.01m (8' 0" x 13' 2") This beautifully appointed four piece bathroom suite comprises of a low-level WC, pedestal wash hand basin, freestanding roll-top bath with claw feet and separate shower enclosure with main fed shower attachment over.

Spotlights, extractor fan, wood effect floor covering, wall mounted period towel radiator and cottage style latched door.

#### Outside

To the front elevation is a large turning block paved driveway providing parking for numerous vehicles giving access to a large Stone detached garage/car barn. An attractive stone wall surrounds the property with Flagstone pathway leading to the front terrace and onto the rear garden. The delightful front terrace has a range of stocked flowerbeds and borders, mature hedge row and planting. To the side elevation a stone pathway leads to a raised timber decking area with the attractive balustrade providing the perfect place to entertain and also benefiting from superb countryside views.

The beautiful rear garden is mainly laid to lawn with a range of stocked flowerbeds and borders, mature trees, stone pathways outside tap and security lighting. The side elevation an orchard with numerous fruits and fruit trees, including damsons, plum, cherry and, apple. There is also an array of soft fruit bushes and plants , gooseberries, raspberries, blackcurrants, redcurrants and rhubarb. At the rear of the garden there are a number of vegetable plots and a composting area. The very rear part of the garden then allows the direct access to the detached annex(Currently occupied by the vendors mother). The annex also has its own private driveway to the side elevation.

#### Detached Annex

This truly beautiful converted annex offers independent living with its own private driveway and a wealth of block paved car parking with attached garage and its own private garden and patio Terrace. There is also the potential for an investment opportunity with this being a perfect Airbnb.

#### Kitchen/Diner

2.65m x 5.33m (8' 8" x 17' 6") Accessed via a composite stable door from the front elevation into the spacious kitchen diner briefly comprising of a range of wall and

base mounted units with roll-top work surfaces incorporating a one and a half sink drainer unit with mixer taps and tiled splashback areas. Integrated gas hob with extractor over, undercounter space and plumbing for washing machine, built-in electric oven, space for fridge/freezer, wall mounted radiator, wood effect floor covering, floor to ceiling storage cupboard and double glazed window to the rear elevation. Internal door leads to:-

#### Inner Hallway

3.11m x 2.05m (10' 2" x 6' 9") With wall mounted radiator, ceiling mounted loft access point and useful double storage cupboard with shelving. Internal doors lead to bedrooms, bathroom and living room.

#### Bedroom 1

3.84m x 3.60m (12' 7" x 11' 10") With double glazed window to front elevation, wall mounted radiator, space for bedroom furniture and wall mounted electric RCD unit.

#### Bedroom 2

2.35m x 1.77m (7' 9" x 5' 10") This single bedroom has double glazed window to front elevation and wall mounted radiator. (Ideal for guests).

#### Bathroom

2.35m x 1.77m (7' 9" x 5' 10") This well proportioned and fully equipped wet room comprises of a low-level WC, vanity unit with tiled splashback and large shower enclosure with central drainage point. Wall mounted main shower attachment, glass floor to ceiling complimentary screen, wall mounted chrome heated towel rail, double glazed obscured window and mounted extractor fan.

#### Living Room

3.85m x 3.53m (12' 8" x 11' 7") Located to the rear of the property and benefiting from large French doors leading onto a timber garden Terrace, TV point, wall mounted radiator.

#### Outside

The property benefits from its own private garden which is mainly laid lawn and a raised timber decking terrace, further patio terrace with greenhouse, hedged and timber boundaries, elevated views and stocked flowerbeds and borders.

#### Garage

10.13m x 4.00m (33' 3" x 13' 1") Attached to the annex is a useful garage with electric open and over door and soak away. Wall mounted security lighting. The garage houses the gas combination boiler.

#### Additional Information

Underfloor heating downstairs with individual room 'Tado smart' thermometers.

Heating upstairs via radiators is also via smart thermostats- using Hive hub.

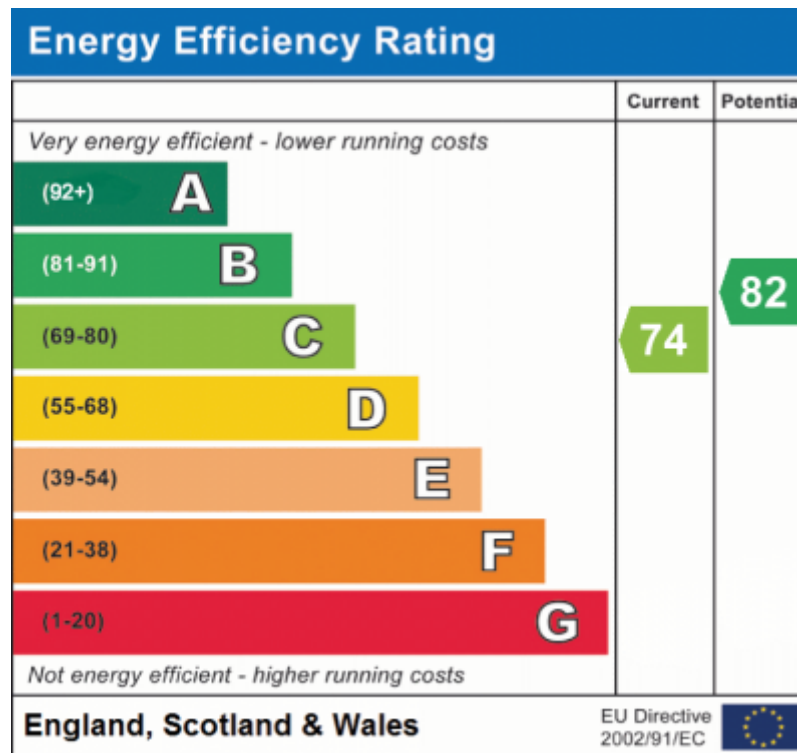






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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