



## 5 Bed House - Detached

White House Farm Plaistow Green, Crich, Matlock DE4 5GX

Offers Around £1,500,000 Freehold



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- High Quality Detached Country Home with Annexe/Holiday Cottage
- Outstanding Mix of Old and New – A Real Must See !
- The Property Sits in Approximately half an Acre with Two Adjoining One Acre Fields
- Lounge, Study & Snug
- Magnificent Living Kitchen/Family with Dining Room
- Four Bedrooms & Three Bathrooms
- One Bedrooms Annexe with Kitchen/Diner & Shower Room
- Private Gardens – Summerhouse & Outdoor Kitchen
- Large Sweeping Gated Driveway, Triple Garage & Additional Garage/Store
- Views Towards 'Crich Stand' and the Surrounding Countryside

STUNNING PROPERTY WITH ANNEXE & LAND MUST BE VIEWED – Boasting views towards 'Crich Stand' and the surrounding countryside, this wonderful home offers a perfect blend of old and new.

It is nicely situated on the edge of Crich Village being well placed for Matlock, Chesterfield and only 2 and a half hours by train to London from Matlock Train station.

The gardens are a true delight with summerhouse and outdoor kitchen allowing for a high degree of privacy. In total the property sits in approximately an half an acre with two, one acre fields either side of the house.

The property also benefits from a large gated sweeping driveway for multiple vehicles with triple garage and additional garage/store.

Main House – Lounge, snug, study, living kitchen/family with dining room, utility/kitchen, cloakroom, four bedrooms, two en-suites and family bathroom.

Annexe/Holiday Cottage – Lounge, kitchen/diner, bedroom five and shower room.

#### The Location

Crich is a popular village in the heart of Derbyshire surrounded by open countryside., with a good range of local amenities including a post office, village store, doctor's surgery, hairdressers, village inn and primary school. The location is highly convenient for other surrounding centres including Belper (six miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east, Derby (twelve miles to the south) and Junction 26 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main motorway network. Crich was used extensively in the filming of Peak Practice and is the home to the Tramway Museum and Crich Stand is the Regimental Memorial of the Sherwood Foresters.

#### Accommodation

##### Ground Floor

### Oak Framed Porch

9'3" x 4'0" (2.82 x 1.24)

A beautiful oak framed porch with sealed unit double glazed windows, oak entrance door, inset doormat and solid oak herringbone floor.



### Entrance Hall

9'8" x 8'5" (2.97 x 2.59)

With matching solid oak herringbone flooring, underfloor heating, illuminated split-level staircase leading to first floor, high ceiling and burglar alarm control panel.

### Coat/Shoe Cupboard

3'11" x 2'7" (1.21 x 0.81)

With matching solid oak herringbone flooring, spotlights to ceiling, coat hangers and internal oak veneer door with chrome fittings.

### Inner Hallway

12'11" x 6'4" (3.96 x 1.94)

With matching solid oak herringbone wood flooring, three triple glazed windows with aspect over fore-garden with fitted blind, spotlights to ceiling and half glazed oak veneer door with chrome fittings.

### Lounge

23'0" x 14'4" (7.03 x 4.37)

With corner log burning stove, underfloor heating, featured skylight window with fitted blind, spotlights to ceiling, two further triple glazed picture windows to front both having fitted blinds, wall lights and internal double opening oak veneer doors with chrome fittings.



### Snug

14'10" x 11'11" (4.53 x 3.64)

With stylish ceiling lighting, underfloor heating, three triple glazed windows to front with deep window sill overlooking fore-garden and additional triple glazed window to side with deep window sill with fitted blind and internal oak veneer door with chrome fittings.



### Study

10'7" x 8'5" (3.25 x 2.58)

With underfloor heating, spotlights to ceiling, triple glazed window with deep window sill with fitted blinds overlooking landscaped rear gardens, triple glazed picture window to front with fitted blinds and internal oak veneer door with chrome fittings.

### Living Kitchen/Family Room

37'11" x 13'4" (11.58 x 4.08)



### Family Area

With matching tile flooring with underfloor heating, featured skylight window, open space leading to kitchen and dining areas, quality double glazed bifolding doors opening onto Indian stone paved patio and landscaped gardens and furthermore internal oak veneer pocket doors opening into lounge.



### Kitchen Area

With one and a half inset stainless steel sink unit with Quooker tap, a comprehensive range of quality fitted cupboards with matching quartz worktops, Falcon cooker with concealed extractor hood, AGA, fridge/freezer, kickboard lighting, tile flooring with underfloor heating, two triple glazed windows both having fitted blinds either side of cooker, featured skylight window, a further four triple glazed windows overlooking landscaped gardens, open wide square archway leading into dining area, fitted kitchen island again with matching quartz worktops also forming a useful breakfast bar area and useful storage cupboards underneath, Rangemaster wine cooler, concealed recycling bins, integrated AEG dishwasher and open space leading into family room.



### Dining Room

17'4" x 15'9" (5.29 x 4.82)

With matching solid oak herringbone wood flooring, spotlights to ceiling, superior AGA log burning stove with display alcoves either side of chimney breast, underfloor heating and open space into magnificent living kitchen.



### Utility/Kitchen

15'8" x 8'5" (4.78 x 2.59)

With one and a half stainless steel sink unit with chrome mixer tap, a good range of wall and base cupboards with attractive matching quartz worktops, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, spotlights to ceiling, built-in Rangemaster coffee machine, built-in Rangemaster combination microwave oven, lovely drinks/pantry cupboard which is illuminated, tile flooring with underfloor heating, illuminated kickboard lighting, extractor fan, triple glazed window with deep window sill with fitted blind, burglar alarm control panel, integrated fridge and triple glazed door giving access to rear.



### Boiler Cupboard

7'10" x 3'0" (2.39 x 0.92)

With high efficiency hot water boiler, tile flooring, fusebox, triple glazed window and internal oak veneer door with chrome fittings.

### Cloakroom

6'8" x 5'3" (2.05 x 1.62)

With Villeroy & Boch wash basin and fitted base cupboard underneath, Villeroy and Boch low level WC, tile splashbacks, tile flooring with underfloor heating, fitted wall lights, sensored spotlights to ceiling, extractor fan, triple glazed window with deep window sill with fitted blind and internal oak veneer door with chrome fittings.



### First Floor Landing

20'9" x 4'4" (6.34 x 1.33)

With oak balustrade, concealed inset wall lighting, two triple glazed windows with deep window sills with aspect to front, radiator and sensored spotlights to ceiling.

### Bedroom One

17'2" x 11'6" (5.24 x 3.53)

With fitted wardrobes with sliding mirror doors, two triple glazed windows with deep window sills with aspect to front, exposed beam, double glazed skylight window to rear, double opening skylight window to rear with bay seat, wall lights and internal oak veneer door with chrome fittings.



### En-Suite

11'7" x 5'10" (3.54 x 1.79)

With walk-in double shower with chrome fittings including shower, twin circular wash basins with fitted drawers underneath, Villeroy & Boch WC, illuminated wall mounted mirror, tile splashbacks, tile flooring, heated chrome towel rail/radiator, vaulted ceilings, sensored spotlights to ceiling, extractor fan, exposed beam, double glazed skylight window to rear and concealed inset wall lighting.



### Bedroom Two

15'5" x 11'11" (4.71 x 3.64)

With two radiators, three matching triple glazed windows with deep window sill with fitted blinds with aspect to front, access to roof space and internal door with chrome fittings.



### En-Suite

8'0" x 5'6" (2.44 x 1.69)

With walk-in shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, Villeroy & Boch low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, useful storage cupboard into eaves, triple glazed window to rear with deep tiled window sills and fitted blind, extractor fan, sensored spotlights to ceiling and internal oak veneer door with chrome fittings.



### Bedroom Three

15'7" x 9'0" (4.76 x 2.76)

With radiator, three triple glazed windows with deep window sills and fitted blinds with aspect to rear and internal oak veneer door with chrome fittings.



### Bedroom Four

12'9" x 8'3" (3.90 x 2.54)

With two radiators, three triple glazed windows with deep window sills and fitted blinds with aspect to front and internal oak veneer door with chrome fittings.



### Family Bathroom

9'6" x 9'0" (2.91 x 2.75)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, Villeroy & Boch low level WC, walk-in double shower cubicle with chrome fittings including shower, fully tiled walls, tile flooring with inset floor display lighting, heated chrome towel rail/radiator, sensored spotlights to ceiling, two triple glazed windows to rear with tiled window sills and fitted blinds, extractor fan and internal oak veneer door with chrome fittings.



## Attached Annexe/Holiday Cottage



### Lounge

With solid oak herringbone wood flooring with underfloor heating, wall mounted electric fire, TV display alcove, fitted wall lights, triple glazed window with deep window sill overlooking landscaped gardens with fitted blind and triple glazed entrance door.



### Kitchen/Diner

24'8" x 11'5" (7.54 x 3.49)

With single stainless steel sink unit with mixer tap (hot tap also), wall and base fitted units with matching worktops, built-in Rangemaster four ring induction hob with stainless steel extractor hood over, built-in Rangemaster electric fan assisted oven, built-in Zanussi washer/dryer, integrated Lamona slim line dishwasher, tile flooring with underfloor heating, understairs storage cupboard, double glazed bifolding doors opening onto sun patio and landscaped gardens, spotlights to ceiling, triple glazed window with deep window sill with aspect to front, burglar control panel and staircase with oak balustrade leading to first floor.



### First Floor Landing

6'9" x 6'8" (2.06 x 2.04)

With underfloor heating, vaulted ceiling, sensored spotlights to ceiling, skylight window to rear, exposed stonework, triple glazed window with deep window sill with aspect to front, oak balustrade and access to roof space.

### Bedroom Five

12'3" x 11'11" (3.75 x 3.65)

With underfloor heating, featured vaulted ceiling, spotlights to ceiling, two triple glazed windows with deep window sills with aspect to front, triple glazed window with deep window sill with aspect to rear and internal oak veneer door with chrome fittings.



### Shower Room

11'10" x 4'0" (3.61 x 1.23)

With walk-in double shower with chrome fittings including shower, circular wash basin with fitted drawers underneath, Villeroy & Boch WC, tile splashbacks, tile flooring with underfloor heating, vaulted ceiling, sensored spotlights to ceiling, concealed inset wall lighting, extractor fan, triple glazed window with fitted blind to rear, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



### Private Gardens

The front garden is set nicely back behind a deep, circular shaped, lawn fore-garden with natural stonewalling, hedgerow and trees with outside hot and cold tap, outside lighting and power. The rear garden is laid to lawn with flower beds, trees and a large Indian stone patio/terrace area providing a pleasant sitting out and entertaining space. Outdoor hot and cold water tap, outside power and lighting and point for hot tub.



### Front Field

An enclosed field adjoining the property is approximately one acre.

### Rear Field

An enclosed field adjoining the property to the rear is approximately one acre.



### Large Driveway

A sweeping, gravelled driveway with secure wrought iron electric gates provides car standing spaces for up to nine vehicles.



### Triple Garage

35'7" x 16'6" (10.87 x 5.03)

With concrete floor, power, lighting, cold water tap, two matching electric roll-up doors and additional access door.



### Motorhome/Caravan Space

#### Additional Garage/Store

22'11" x 12'9" (7.00 x 3.89)

Constructed of wood with power, lighting and concrete floor. Attached log store.



### Extra Car Parking

Accessed through double opening wooden gates is a gravelled driveway for up to six vehicles.

### Summerhouse

10'8" x 10'4" (3.26 x 3.15)

With power.

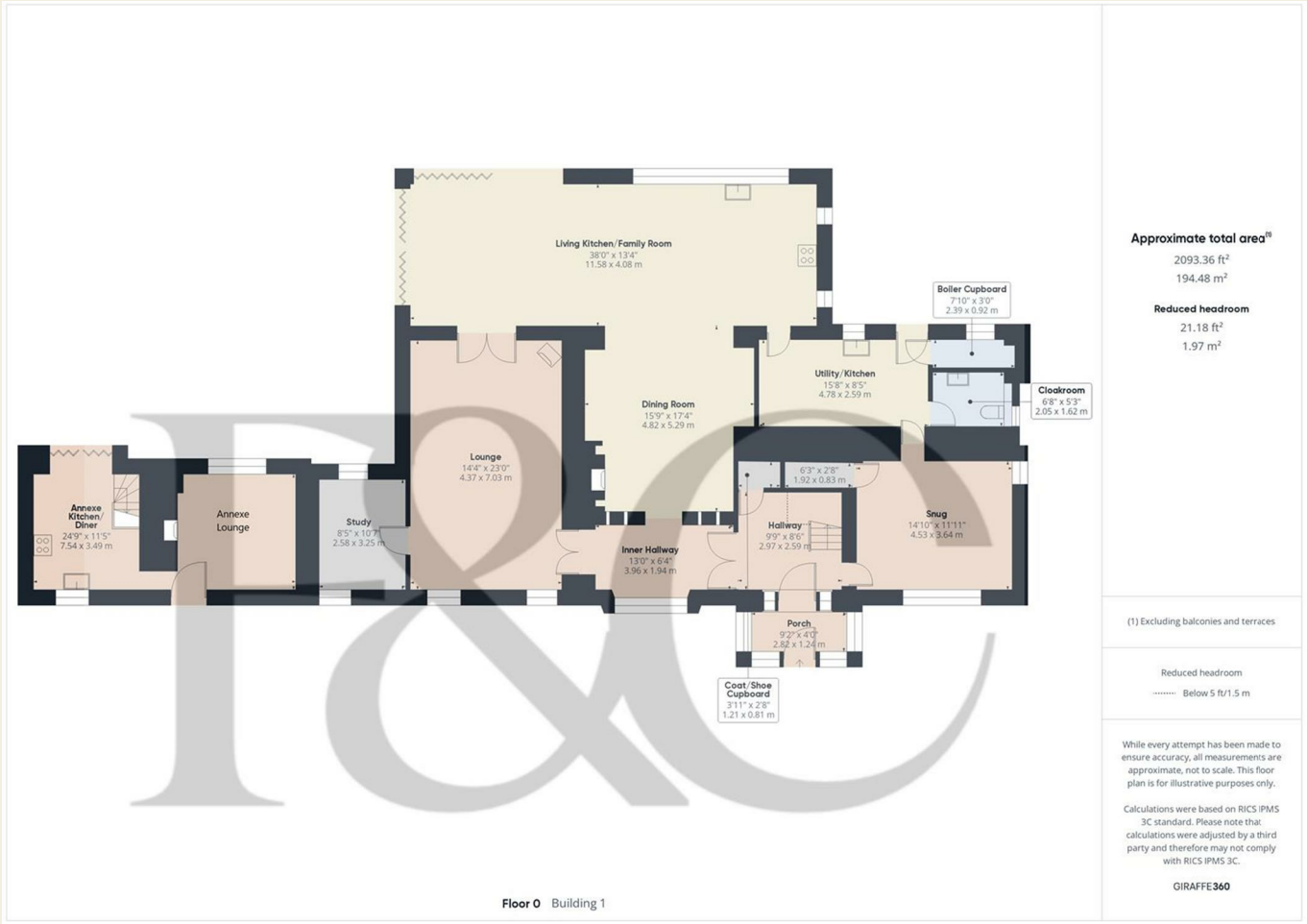


Outdoor Kitchen

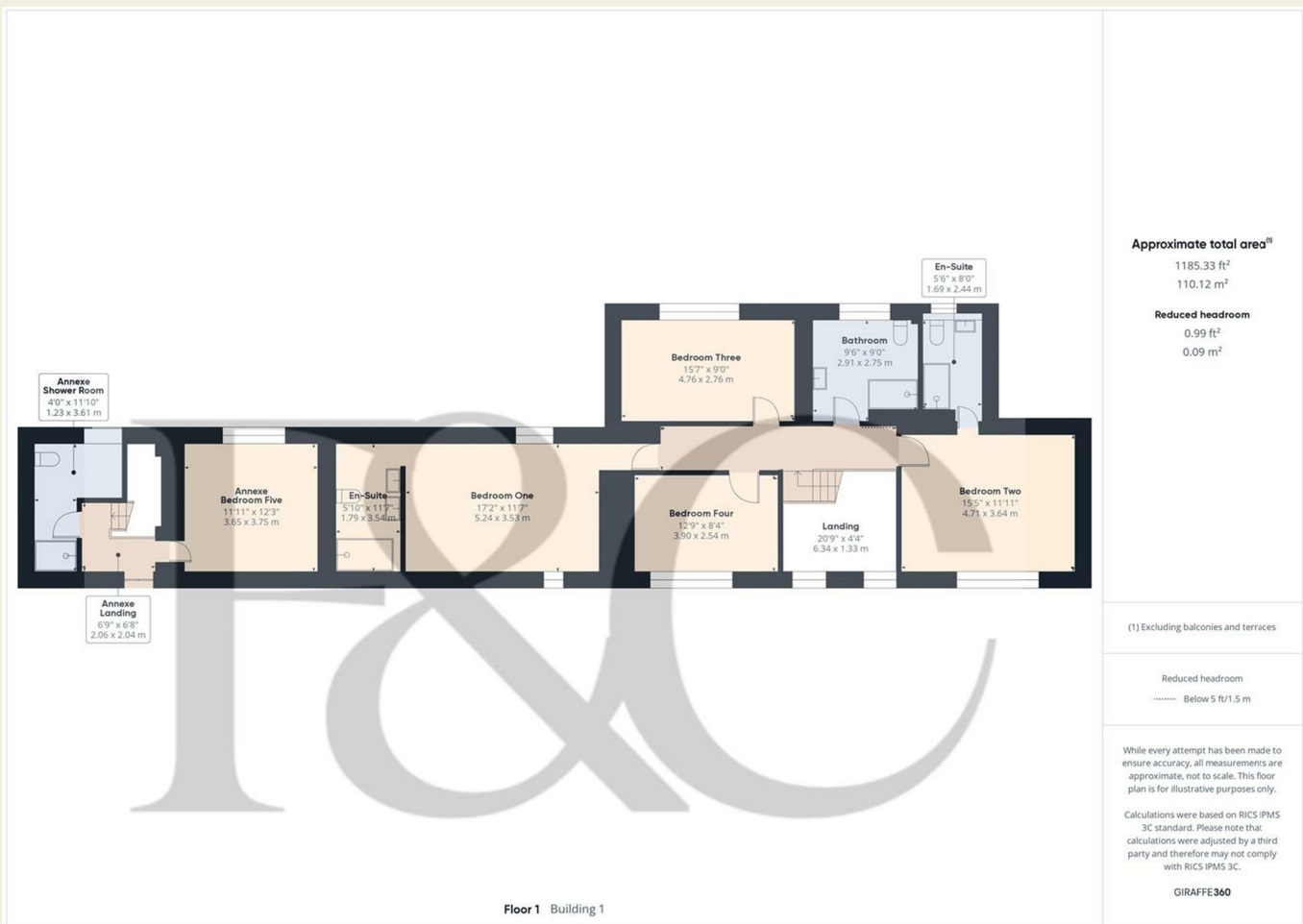
With Indian stone paving, granite top, power and lighting.



Council Tax Band G



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Floor 0 Building 2

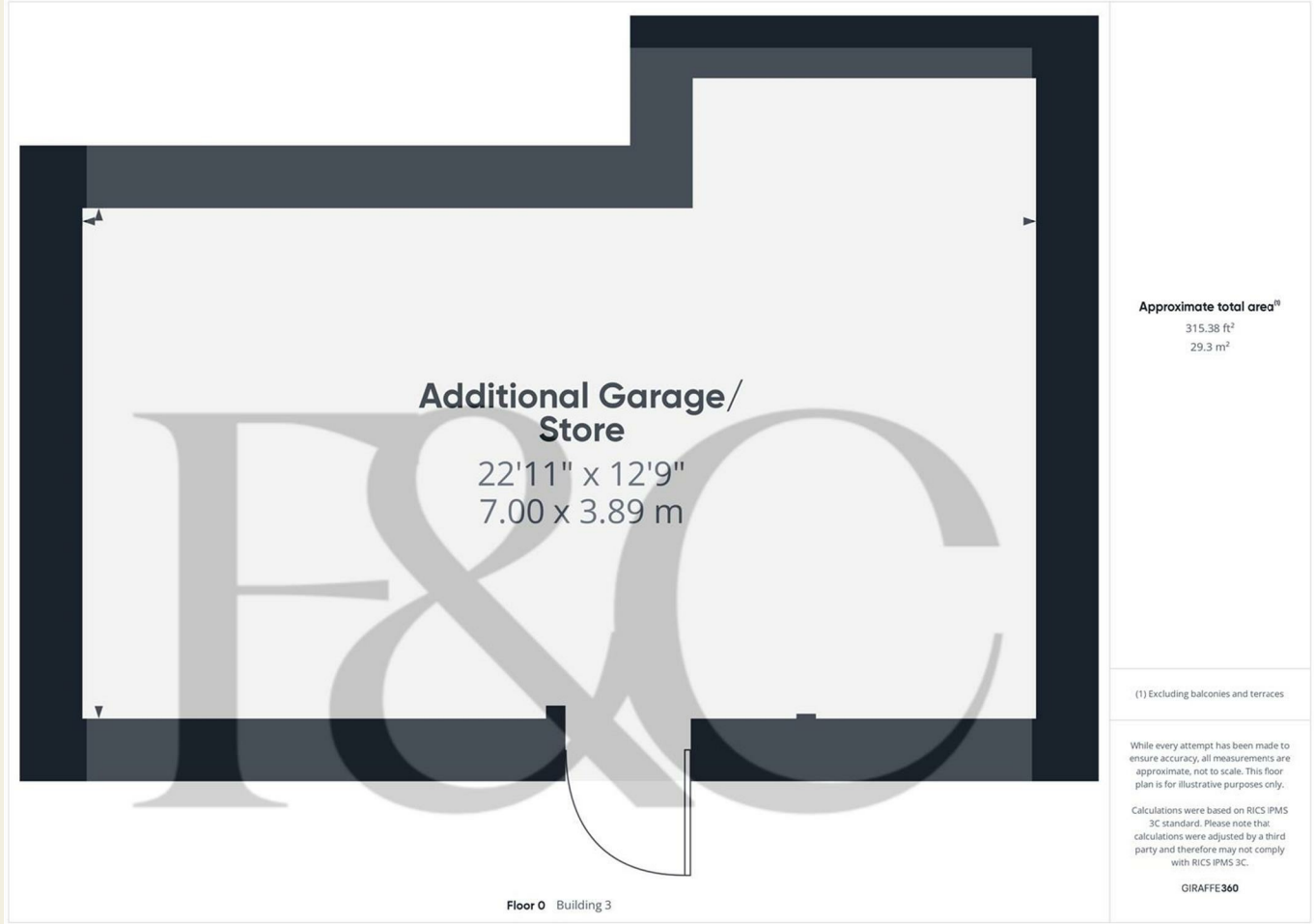
Approximate total area<sup>(1)</sup>  
553.16 ft<sup>2</sup>  
51.39 m<sup>2</sup>

(1) Excluding balconies and terraces

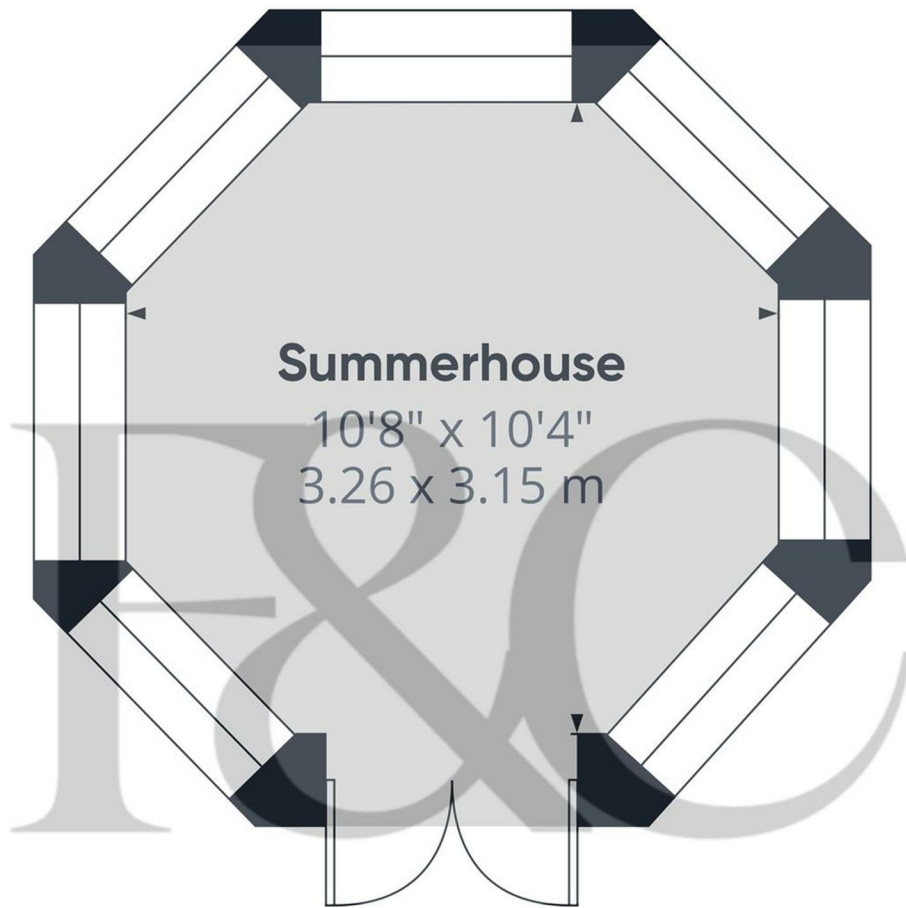
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 4

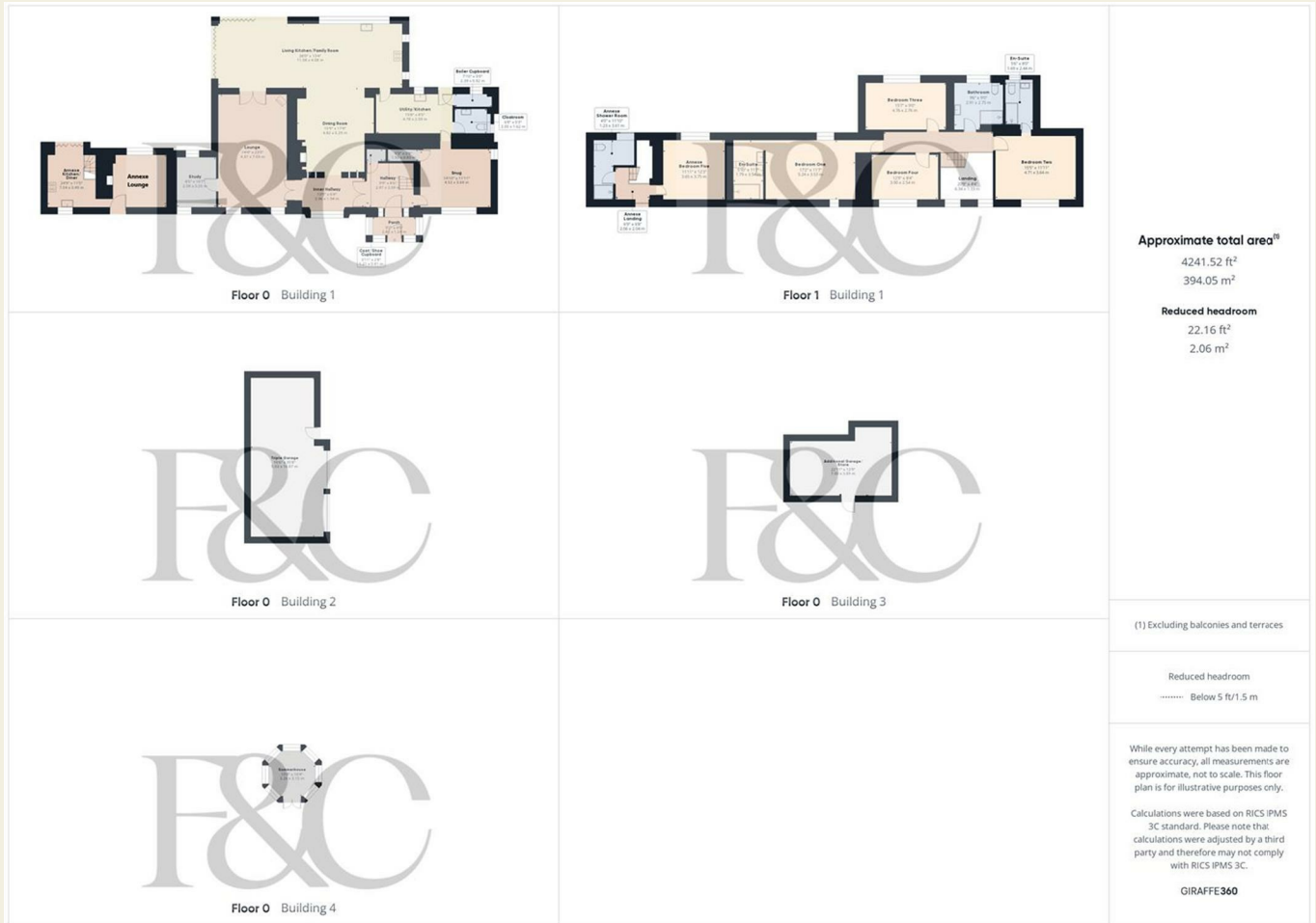
Approximate total area<sup>(1)</sup>  
94.29 ft<sup>2</sup>  
8.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

|                                                                                                                                        | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs                                                                                            |           |           |
| (92 plus) <b>A</b>                                                                                                                     |           | <b>94</b> |
| (81-91) <b>B</b>                                                                                                                       |           |           |
| (69-80) <b>C</b>                                                                                                                       | <b>80</b> |           |
| (55-68) <b>D</b>                                                                                                                       |           |           |
| (39-54) <b>E</b>                                                                                                                       |           |           |
| (21-38) <b>F</b>                                                                                                                       |           |           |
| (1-20) <b>G</b>                                                                                                                        |           |           |
| Not energy efficient - higher running costs                                                                                            |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |           |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                                                                                          | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                          |         |           |
| (92 plus) <b>A</b>                                                                                                                       |         |           |
| (81-91) <b>B</b>                                                                                                                         |         |           |
| (69-80) <b>C</b>                                                                                                                         |         |           |
| (55-68) <b>D</b>                                                                                                                         |         |           |
| (39-54) <b>E</b>                                                                                                                         |         |           |
| (21-38) <b>F</b>                                                                                                                         |         |           |
| (1-20) <b>G</b>                                                                                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                          |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |