



GRANT'S
OF DERBYSHIRE

The Old Nick, 124 The Common, Crich DE4 5BW
Offers Around £525,000

Located in the popular village of Crich is this beautiful and impressive late Victorian detached stone built property. The Old Nick, formerly the village police house, retains many original features and benefits from high ceilings, spacious rooms and occupies a delightful corner plot with far reaching views of the surrounding countryside. The accommodation itself briefly comprises spacious entrance hallway, guest cloakroom, two reception rooms, utility room, three double bedrooms and a well appointed bathroom with four piece suite. The rear extension houses a stunning open plan living kitchen with direct access onto the rear garden. This is of a good size, fully enclosed and, as well as the lawned area, incorporates a delightful paved patio, perfect for al fresco dining and entertaining. The gravelled driveway to the front and side provides ample off road parking and leads to the detached garage. The property benefits from gas central heating, uPVC double glazing and is well presented throughout. Viewing Highly Recommended.



Ground Floor

To the side of the property is a hardwood door with stained glass fanlight over and this opens into the

Entrance Hallway

A spacious and most welcoming hallway with attractive tiled flooring with underfloor heating and an elegant staircase leading up to the first floor with useful storage cupboard beneath. Doors open to the two reception rooms and the

Guest Cloakroom 5'11" x 3'6" (1.81m x 1.09m)

Having tiled flooring and an obscured glass window to the side aspect, this room is fitted with a low flush WC and a wash hand basin with monobloc tap set within a vanity unit. This room also houses the wall mounted combination boiler, installed just two years ago.

Sitting Room 13'5" x 13'5" (4.10m x 4.09m)

A good sized and airy reception room with plenty of natural light flooding through the two large sash windows to the front aspect. These also provide a most pleasant outlook over the foregarden to the open countryside beyond. The focal point of the room is the exposed brick fireplace which houses a cast iron log burning stove upon a raised hearth. There is a decorative ceiling rose, coving and, as with the other rooms on the ground floor, the ceiling height is excellent.

Living Room 14'9" x 13'10" (4.52m x 4.23m)

Used by the current owners as a second reception room, this could serve equally well as a formal dining room. Again it is at the front of the home with two large sash windows providing a similar outlook as from the sitting room. There is coving to the ceiling and fitted within the chimney breast is a living flame gas fire. A door opens to the a good sized walk-in cupboard with light and fitted shelving and providing plenty of storage and to the opposite side of the chimney breast is a part glazed door opening to the

Ktchen/Dining Room 30'0" x 8'10" (max) (9.16m x 2.71m (max))

This rear extension houses a stunning open plan dining kitchen, ideal for modern living. It is fitted with a good range of wall and base units, contrasting work surfaces in solid oak and granite, and glass splashbacks. The inset Belfast sink with mixer tap is ideally located beneath the windows to the side aspect looking out onto the patio area. Integrated appliances, all Bosch, include the dishwasher, double electric fan assisted oven, gas hob with extractor hood over and there is ample space for a large freestanding fridge freezer. There are ceramic tiles to the floor with underfloor electric heating. Above the dining area are two Velux roof lights as

well as bifold doors which open fully giving direct access onto the outside space.

From the kitchen is a part glazed door leading to the

Rear Hall 6'10" 3'11" (2.09m 1.20m)

With a continuation of the tiled flooring from the kitchen. A wooden stable style door to the rear aspect opens to the exterior and a further door provides access to the

Utility Room 8'10" x 6'0" (2.70m x 1.84m)

Fitted with a work surface beneath which is spaces and plumbing for a washing machine and tumble dryer. The room is lit by inset spotlights and there is a window to the rear aspect looking out onto the garden.

First Floor

The wooden staircase leading up from the entrance hallway pass a large sash window to the side aspect and reach the

Landing

A spacious gallery landing with doors opening to the three bedrooms and the bathroom. There is also access to the part boarded attic space via a hatch with pull down ladder.

Bedroom One 14'11" x 14'4" (4.55m x 4.37m)

This is a very good sized double bedroom which is light and airy with the two large sash windows to the front aspect allowing particularly pleasant far reaching views. There is a feature original cast iron fireplace and in the alcove adjacent to the fireplace is an original built-in cupboard providing hanging and storage space.

Bedroom Two 13'10" x 13'5" (4.22m x 4.10m)

This second spacious double bedroom is also at the front of the home with two large sash windows providing excellent and far reaching countryside views. To one wall is an original cast iron fireplace.

Bedroom Three 14'3" x 10'11" (max) (4.36m x 3.35m (max))

The third double bedroom is also of a good size, features an original cast iron fireplace and has a large window to the rear aspect looking out onto the garden.

Bathroom 13'5" x 6'5" (4.09m x 1.98m)

A most stylish bathroom. Installed earlier in 2024 with a four piece suite comprising low flush WC, contemporary style wash hand basin with monobloc tap and smart wall-hung vanity unit beneath, beautiful roll top bath with freestanding mixer tap and shower attachment and a large walk-in shower cubicle with thermostatic shower. There is a wall mounted

ladder style heated towel rail. The room is lit by inset spotlights as well as pendant lights and there are two windows, one with obscure glass to the side aspect and a high level window to the rear elevation.

Outside

To the front of the property is a stone boundary wall with wrought iron fencing, and double gates opening to the large gravelled driveway. This wraps around the front and side of the home and leads to the detached garage. To the left hand side of the garage are tall gates which open to the delightful rear garden which offers a good degree of privacy and is fully enclosed by stone walls and timber fencing. There is a beautiful and good sized paved patio area, ideal for outdoor dining or entertaining. Five steps lead up to the raised lawn which incorporates a number of different seating areas and benefits from stocked flower beds and borders. To the rear of the house is a outside WC (measuring 1.81m x 1.22m) and an outdoor store (2.07m x 1.14m).

Garage 18'8" x 9'6" (5.71m x 2.90m)

This detached garage is accessed to the front by timber double doors. It has the benefit of both power and light and there is plenty of storage space in the eaves.

Council Tax Information

We are informed by Amber Valley Council that this home falls within Council Tax Band F which is currently £3166 per annum.

Directional Notes

If entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and continue along The Common in the direction of Fritchley and Bullbridge. The Old Nick (124 The Common) is located after approximately half a mile on the right hand side as identified by our sale board.







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This plan is only offered as a guide to the layout. Please Do Not Scale
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