



55 The Common, Crich

Matlock

£299,995

Location

Crich is a picturesque and historic village occupying an elevated position in the rolling Derbyshire hills on the edge of the Derbyshire Dales. Once a centre for lead mining and framework knitting, it has evolved into a lively community that proudly celebrates its rich heritage. The village is home to the renowned Crich Tramway Village and the iconic Crich Stand, both popular local landmarks. Ideally situated, Crich provides convenient access to Matlock, Belper, Derby, and Nottingham, while maintaining the charm of rural living. The village offers an excellent range of amenities, including well-regarded schools, a medical centre, post office, traditional pubs, a butcher, restaurant, fish bar, general store, and the much-loved bakery café, The Loaf. Surrounded by stunning countryside, Crich is perfect for those who enjoy scenic walks, village life, and a welcoming community atmosphere.

Ground Floor

To the front of the property is a composite door with glazed panel opening into the

Porch

Dimensions: 1.41m x 1.14m (4'7" x 3'8"). With windows to the front aspect, tiled flooring and ample space for storing footwear. An original door with beautiful stained glass panels provides access to the

Entrance Hallway

A light and welcoming space with plenty of period charm from the high ceilings to the decorative coving and picture rail. A staircase leads up to the first floor and stripped pine doors provide access to the sitting room and the open-plan kitchen/living room. A further door opens to

Understairs Storage

A most useful storage space with an obscured glass window to the side aspect.

Sitting Room

Dimensions: 3.29m x 3.21m (10'9" x 10'6"). A comfortable and inviting room featuring a large bay window to the front elevation, allowing plenty of natural light. Decorative coving to the ceiling adds character, while the focal point of the room is a beautiful open cast-iron fireplace with







