



The Common
Crich Matlock



Property Description

An opportunity to purchase a charming cottage in a village location which has a strong community feel. Offering contemporary accommodation whilst retaining original features, internal viewing is highly recommended to appreciate the character, uniqueness and versatility of the living space. To the ground floor, the accommodation has Open-Plan Dining Kitchen with exposed stone wall, lounge, utility and cloakroom. To the first floor are three bedrooms and family bathroom. The attic room is currently used as a workspace. The basement comprises a two-compartment cellar, currently used as a games room and playroom, offering versatile additional space with an industrial-style feel. Externally, the property has a quaint stone paved courtyard with original sandstone finish (please note neighbours have right of access over the courtyard) The cottage benefits from gas central heating and is within easy reach of local amenities.

Open-Plan Dining Kitchen

This light and spacious fabulous room has a range of wall units including glazed display cabinet, base units with complementary work surfaces over incorporating a Belfast style sink with mixer tap. Integrated fridge, slimline dishwasher, electric range oven, and plumbing for a washing machine. Tile splashbacks and the exposed stone feature wall add character and charm. Two windows and stable style door to the front elevation.

Lounge

The focal point of this room is a feature original fire surround with stone surround and tile hearth. Tile floor, window to the side.

Utility Area

Tile floor, space for fridge freezer and access to the cloakroom.

Cloakroom

Two piece suite having low-flush WC and wash hand basin, tile splash backs and heated towel rail.

Rear Porch

Entrance door to the courtyard.

First Floor

Landing

Skylight window and access to the bedrooms.

Bedroom One

Window to the side, laminate floor and radiator.

Bedroom Two

Window to the front, radiator and laminate floor. Access to the attic room.

courtyard).

Bedroom Three

Window to the front, radiator and laminate floor.

Bathroom

Three piece suite comprising of bath with tile sides and rainfall shower over with side screen, vanity unit with mixer tap and low-flush WC. Heated towel rail, complementary tiling and skylight window.

Attic Room

Having sloping ceilings, a double-glazed Velux window and useful storage space, this attic room offers versatile use.

Basement/Cellar

This two compartment basement cellar has been converted and offers versatile use. Currently used as a games room and children's playroom having an industrial feel with exposed stone and can be tailored for individual requirements.

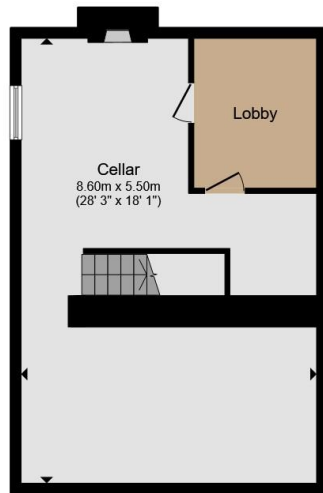
Courtyard

This attractive stone courtyard retains its original sandstone finish and provides an ideal low-maintenance outdoor space for planters, along with room for a small table and chairs to enjoy the morning sun. (please note, neighbours have access over the

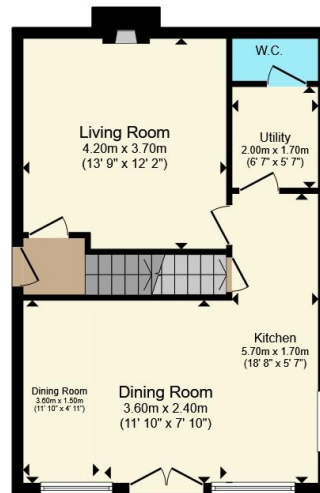




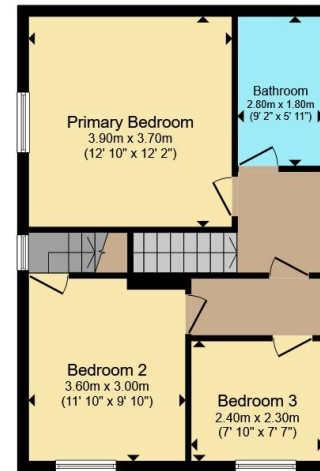




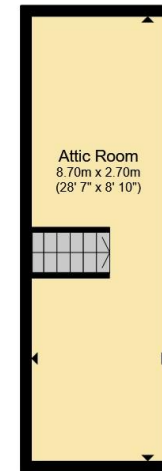
Basement



Ground Floor



First Floor



Second Floor

Total floor area 176.5 m² (1,900 sq.ft.) approx

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22A High Street
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EPC Rating: D Council Tax Band: B

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Tenure: Freehold



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