



£795,000

The Common Crich, MATLOCK DE4 5BJ

Detached House | 6 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Available To Purchase With No Upward Chain
- Substantial & Versatile Detached Family Home
- Large Plot With Landscaped Gardens
- Driveway & Detached Double Garage
- Stunning Double Height Reception Hall
- Highly Regarded Village
- Close To All Amenities & Schools
- Multi Generational Living Options
- View Essential
- 6 Bedrooms & 3 Bathrooms

## Property Description

'Amberley' truly offers it all — a delightful village setting, beautiful countryside views, and a home that perfectly balances charm and warmth with exceptional space for family living. Individually designed, this impressive property creates an immediate sense of quality and character from the moment you step through the door.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this exceptionally spacious and beautifully proportioned period detached family residence, situated within the highly regarded village of Crich. Offered 'For Sale' with no upward chain this impressive home offers a wealth of versatile and flexible living accommodation, ideal for large or extended families, and occupies a generous plot with stunning countryside views and ample off-road parking. The accommodation briefly comprises of a stunning double-height reception hall, two ground-floor double bedrooms, study, wet-room shower room, sitting room, living room, and a kitchen/breakfast room opening through to a spacious dining room. To the first floor, a superb gallery landing currently used as a games room provides access to four further double bedrooms, a family bathroom, and an impressive master suite with dressing room and en-suite. The property is ideally positioned within close proximity to Crich village, offering a range of amenities including an award-winning bakery, post office, general store, restaurant, and public house. Early internal inspection is strongly recommended to fully appreciate the size, setting, and rarity of this outstanding home.

### Reception Hall

Entered via a solid wood front door with adjoining glazed panels, this impressive double-height reception hall features a striking oak staircase, picture window, tiled flooring, decorative wall lighting, and period-style radiator, creating a bright and welcoming first impression.

### Double Bedroom

With double-glazed window to the front elevation and wall-mounted radiator.

### Study

Featuring wood flooring, decorative coving, wall-mounted radiator, and double-glazed window to the side elevation.

### Double Bedroom

Overlooking the rear garden and countryside beyond via a double-glazed window, with wall-mounted radiator and decorative ceiling coving.

### Wet Room

Comprising WC, wall-mounted wash hand basin, and wet-room shower with mains-fed rainfall shower and glass screening. Complemented by part-tiled walls, double-glazed obscured window, chrome heated towel rail, ceiling spotlights, and shaver point.

### Living Room

With double-glazed window to the front elevation, decorative coving, wall-mounted radiator with decorative cover, wood flooring, and feature fireplace with decorative surround and polished hearth.

### Sitting Room

A generously proportioned family space featuring a double-glazed window to the front elevation, decorative coving, period-style radiators, and a cast-iron log-burning

stove set within an exposed chimney breast on a raised polished hearth.

#### Dining Room

Linking the sitting room and kitchen, this spacious dining area benefits from double-glazed windows and doors to the rear elevation, additional side window, tiled flooring, period-style radiator, and direct access into:

#### Kitchen

Fitted with a range of wall and base units with granite work surfaces, incorporating a moulded sink with mixer tap and splashbacks. Integrated gas range with stainless-steel extractor canopy, space and plumbing for an American-style fridge/freezer, integrated dishwasher and washing machine, ceiling spotlights, double-glazed rear window, and side access door. The focal point is a large central island with granite work surface and seating area.

#### First Floor

##### Gallery Landing/Games Room

A superb and versatile open-plan space currently used as a games room, offering potential for a further bedroom or home office. Features include wall-mounted radiators, ceiling spotlights, and double-glazed French doors opening onto a spacious rear balcony enjoying countryside views.

##### Master Bedroom Suite

A generous double bedroom with double-glazed window to the rear elevation enjoying elevated countryside views, wall-mounted radiator, and ample space for bedroom furniture. Doorway leads to:

##### Dressing Room

With double-glazed window to the front elevation, wall-mounted radiator, and a range of fitted wardrobes providing excellent storage and hanging space.

##### En-Suite

A luxurious four-piece suite comprising encased WC with storage cupboards, wall-mounted wash hand basin, spa bath, and large shower enclosure with mains-fed rainfall shower. Finished with tiled flooring, chrome heated towel rail, ceiling spotlights, and double-glazed obscured window to the rear elevation.

##### Double Bedroom

With double-glazed window to the front elevation, wall-mounted radiator, and ample space for bedroom furniture.

##### Family Bathroom

Fitted with a modern three-piece suite including WC, vanity wash hand basin, and space-saving bath with wall-mounted electric shower and glass screen. Finished with tiled walls and flooring and chrome heated towel rail.

##### Double Bedroom

With double-glazed window to the rear elevation, wall-mounted radiator, TV point, and space for wardrobes.

##### Double Bedroom

With double-glazed window to the front elevation, wall-mounted radiator, and ceiling-mounted loft access.

## Outside

To the front elevation is a sweeping gravel driveway providing access to the property and the attached double garage. The well-maintained frontage features a lawn with well-stocked flowerbeds and borders, mature screening to neighbouring properties, and an attractive stone wall boundary.

The superb rear garden is arranged over several levels and offers three generous entertaining terraces with steps leading down to a large family-sized lawn, complemented by stocked flowerbeds, borders and mature hedgerow boundaries that provide a high degree of privacy. A particular focal point of the garden is a timber outbuilding with power, lighting and insulation, which has been used for several years as a home office. Throughout the garden is a number of viewing platforms, all enjoying beautiful elevated views over the surrounding natural countryside.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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