



£265,000

The Common, Matlock DE4 5BH

Cottage | 3 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Character-filled four-floor home
- Spacious kitchen/diner
- Flexible basement living space
- Stunning original features throughout
- Low-maintenance sandstone courtyard
- Walk to shops, cafés & amenities
- Fantastic family-friendly community
- Countryside walks on the doorstep
- Great transport links nearby
- Historic village conservation setting

Property Description

A beautifully characterful four-floor home set within the heart of a sought-after historic village conservation area. Offering flexible living space, original features, a spacious kitchen/diner, and a low-maintenance sandstone courtyard, this unique property is perfectly suited to families, professionals, or buyers seeking something a little different.

Main Particulars

Situated within the heart of the historic village of Crich, 7 The Common is a truly distinctive and character-filled home dating back to the 1880s. Arranged across four floors, the property offers surprisingly versatile accommodation alongside a wealth of charm, history, and flexible living space.

Originally forming part of the village's historic commercial past, the property has previously been used as both a shop and hairdresser, adding to its unique appeal and sense of heritage. Internally, the home blends period character with practical modern living, featuring exposed stone walls, an original range feature, generous storage areas, and thoughtfully improved spaces created by the current owners.

The accommodation includes a welcoming living room, a spacious and light-filled kitchen/diner ideal for entertaining, three bedrooms, a family bathroom, separate WC, and a useful ground floor cloakroom. The basement level has been adapted to provide flexible additional rooms currently used as a games room and playroom, offering fantastic versatility for growing families, home working, hobbies, or further personalisation.

Outside, the property benefits from a charming sandstone courtyard providing a low-maintenance outdoor seating space perfect for relaxing or entertaining during the warmer months.

The location is one of the property's strongest features. Positioned just moments from Crich's vibrant Market Square, residents can enjoy cafés, a bakery, local shops, restaurants, doctors, pharmacy, community events, and excellent countryside walks all within easy walking distance. The village itself is renowned for its welcoming community atmosphere, family-friendly environment, and beautiful surrounding scenery.

Excellent transport links are also nearby, with bus routes connecting surrounding towns including Matlock, Belper, Ripley, and Alfreton, while nearby rail stations provide convenient access along the Derby to Matlock line and towards the Peak District.

This is a rare opportunity to acquire a highly individual home full of warmth, character, and flexibility in one of Derbyshire's most desirable historic village setting

Lower Ground Floor

Located within the basement level are four versatile rooms offering excellent additional living and recreational space.

The largest of the four rooms is currently utilised as a games room and benefits from light and power. The second-largest room is arranged as an additional sitting room, featuring a double-glazed window to the side elevation, an attractive fireplace, TV point, and light and power.

The remaining two rooms are currently used as playrooms and both enjoy characterful exposed stone walls, together with light and power, making them ideal for a variety of uses including hobbies, storage, home office space or further recreational areas.

Open-Plan Living Kitchen

Entered via a UPVC door from the front elevation, this impressive open-plan living kitchen is flooded with natural light from large double-glazed windows. Full of character, the room features exposed original stonework, wood flooring, a radiator, and a useful log store.

The kitchen is fitted with a range of matching wall and base units complemented by solid wood work surfaces and a traditional Belfast sink. Additional features include an integrated gas range with extractor hood, integrated fridge/freezer, under-counter space and plumbing for a washing machine, and under-cupboard lighting.

Stairs lead down to the lower ground floor, while doors provide access to the utility/guest cloakroom and the main living room, creating a practical and sociable layout ideal for modern living.

Utility Room

With a continuation of the flooring from the open-plan living kitchen, the utility room provides practical everyday space and features shelving and useful coat storage. A door leads through to the guest cloakroom.

Guest Cloakroom

Fitted with a low-level WC and vanity wash hand basin, this useful guest cloakroom also benefits from a wall-mounted chrome heated towel rail and wood flooring.

Living Room

A beautifully presented reception room featuring wood flooring, a double-glazed window to the side elevation overlooking the courtyard, a radiator with decorative cover, bespoke fitted cupboards, and a TV point.

The focal point of the room is the original cast-iron stove, set within a charming stone fireplace, creating a warm and inviting atmosphere. A UPVC stable door provides direct access to the courtyard, while a staircase rises to the first-floor landing.

First floor landing

Accessed via the side hallway staircase, the first-floor landing is a bright and characterful space featuring bespoke fitted bookcases, a large Velux rooflight providing excellent natural light, and wood flooring. Internal doors lead to three bedrooms and the family bathroom.

Bedroom One

A well-proportioned double bedroom featuring a double-glazed window to the side elevation with a bespoke window seat, wood flooring, and a wall-mounted radiator with decorative cover.

Bedroom Two

Having a double-glazed window to the front elevation, wood flooring, and a wall-mounted radiator.

Bedroom Three

Featuring a double-glazed window to the front elevation, wood flooring, and a radiator.

Family Bathroom

Beautifully appointed with contemporary fittings, the family bathroom comprises a panelled bath with shower over, vanity wash hand basin, and a low-level flush WC. The room is complemented by tiled walls, a chrome heated towel rail, and modern fixtures and finishes throughout.

Second Floor Landing

Providing access to the attic bedroom.

Attic Space

A charming and versatile room featuring a Velux rooflight to the side elevation, wood flooring, and useful storage within the roof eaves.

Outside

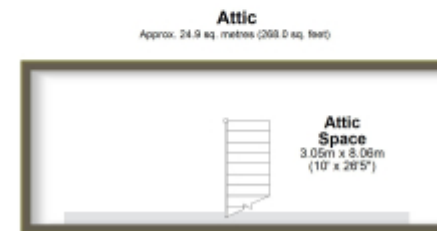
To the side elevation is an attractive stone courtyard, providing an ideal space for outdoor dining and entertaining. The courtyard benefits from gated access to the street and offers a private and characterful outdoor seating area.

Parking is on the street.

Disclaimer

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Total area: approx. 164.9 sq. metres (1774.9 sq. feet)

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

Telephone: 01773 820983

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