



**THE STABLES, VICARAGE ROAD, MICKLEOVER, DERBY**

PRICE £599,950

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



## WELCOME TO THE STABLES, VICARAGE ROAD

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THE STABLES - A stunning, high-specification three-bedroom barn conversion, combining style, character and contemporary living, complete with a double garage. Beautifully blending original character features with modern design, this exceptional home is finished to an impressive standard and benefits from a range of energy-efficient upgrades.

The property forms part of Manor Farm, an exclusive development of just nine individually designed homes in the heart of Mickleover Village, created by the renowned, award-winning local developer, Chevin Homes.

The accommodation comprises an inviting entrance hall, a contemporary cloakroom/WC, a spacious living room, a stunning open-plan dining kitchen, and a separate utility room. To the first floor, the landing leads to three generous double bedrooms and a stylish family shower room. The impressive principal bedroom features exposed beams, a vaulted ceiling, and a contemporary en-suite shower room.

Outside, the property enjoys a delightful south-facing rear garden with a paved patio and lawn, together with gated access to a block-paved driveway leading to the double garage, which is equipped with an EV charging point.

## THE DETAIL

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An exceptional three-bedroom home that has been thoughtfully designed to combine contemporary luxury with charming character features.

The accommodation is entered via an inviting entrance hallway with a useful cloaks cupboard and a contemporary guest WC. Double glazed doors open into the superb open-plan dining kitchen, beautifully appointed with handleless matt blue finish units, quartz work surfaces, a breakfast bar and a comprehensive range of integrated appliances, including double ovens, an induction hob, wine cooler, dishwasher and tall fridge-freezer. A Quooker-style instant hot water tap completes this impressive space, while a door provides direct access to the rear garden. The living room is positioned on a split level, enjoying a dual aspect with access to the garden and featuring an attractive electric cast-iron log burner-effect fire. A separate utility room provides additional storage, quartz worktops and plumbing for laundry appliances.

The first floor landing continues with the property's impressive presentation with exposed beams and a split-level landing. The spacious primary bedroom benefits from a stunning vaulted ceiling, dressing area and a beautifully appointed en-suite shower room. Two further well-proportioned bedrooms retain the property's character with exposed timbers, while a stylish contemporary shower room serves the remaining accommodation.

Outside, the property enjoys attractive Indian sandstone paving to both the front and rear, landscaped lawned gardens with planting borders, and a generous patio ideal for outdoor entertaining. To the rear, there is access to a residents' parking area with EV car charging point and a double garage within a block of four, with additional parking directly in front, completing this outstanding home.

CB+CO





### The Location

Manor Farm, Mickleover. A brand new and exclusive development of nine individual three and four bedroom barn conversions, contemporary bungalows and houses set in a charming farmyard scheme in the heart of Mickleover Village.

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.

### AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





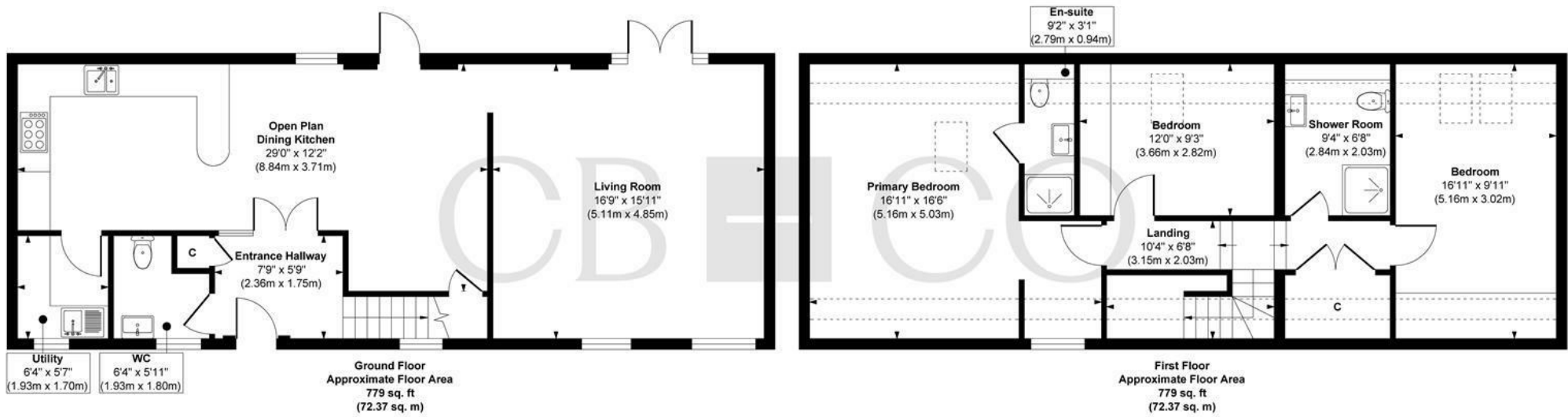








# The Stables, Vicarage Road, Mickleover, Derby



**Approx. Gross Internal Floor Area 1558 sq. ft / 144.74 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

1558.00 sq ft

EPC RATING

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COUNCIL TAX BAND

- Stunning High Specification Three Double Bedroom Barn Conversion
- Beautifully Blend of Character Features & Contemporary Style
- Exclusive Development - Close to the Heart of Mickleover Village
- Wood Unit Double Glazing & Combination Boiler Gas Central Heating
- Entrance Hallway, Contemporary WC & Spacious Living Room
- Stunning Open Plan Dining Kitchen with Separate Utility Room
- Three Double Bedrooms & Contemporary Shower Room
- Beautiful Primary Bedroom with Vaulted Ceiling & Contemporary En-Suite
- Delightful South Facing Rear Garden, Driveway & Double Garage
- No Chain Involved - Part Exchange Considered

## DARLEY ABBEY MILLS

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### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

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CURRANBIRDS.CO

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