

CURRAN BIRDS CO

High Street

Repton, Derby

£250,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



CHARMING PERIOD COTTAGE IN THE HEART OF REPTON – Positioned within Repton's highly regarded conservation area, this beautifully presented two-bedroom cottage offers a wonderful blend of character and thoughtful modern touches. From the warmth of the open fire to the hand-painted oak kitchen and vaulted dining space, the home balances charm with everyday practicality.

The accommodation flows comfortably across two reception areas, creating versatile living space suited to both quiet evenings and entertaining. Upstairs, two double bedrooms are complemented by a period-style bathroom. Outside, delightful cottage gardens and a private brookside setting complete what is a truly special village home.


WILLIAM MORRIS
William Morris





The Detail

The property opens into a welcoming sitting room where the open fire forms an attractive focal point, enhanced by traditional detailing and a cosy atmosphere. An inner lobby leads through to a separate lounge positioned to the rear, offering additional reception space and a staircase rising to the first floor.

To the rear, the hand-painted oak kitchen features solid wood worktops, quality integrated appliances including a Neff induction hob and oven, and ample storage within bespoke cabinetry. The adjoining dining area sits beneath a cathedral-style roof, creating height and light, while a conservatory provides further access to the garden.

Upstairs, both bedrooms are generous doubles, each retaining period-style fireplace features and built-in storage. The bathroom is fitted with a Burlington roll-top bath, pedestal basin and W.C., maintaining the cottage's character.

Externally, the property enjoys a charming courtyard with blue brick detailing, an outhouse for storage, and a further private garden with lawn, patio, summer house and a peaceful brook backdrop.







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The Location

Repton remains one of South Derbyshire's most desirable villages, known for its historic architecture, strong sense of community and well-regarded schooling. The village centre offers everyday essentials alongside independent touches that shape daily life — a traditional butcher, village store with post office, welcoming cafés and popular public houses such as The Boot and The Bulls Head.

The village hall café provides a relaxed meeting point, while riverside walks and surrounding countryside offer excellent opportunities to enjoy the outdoors.

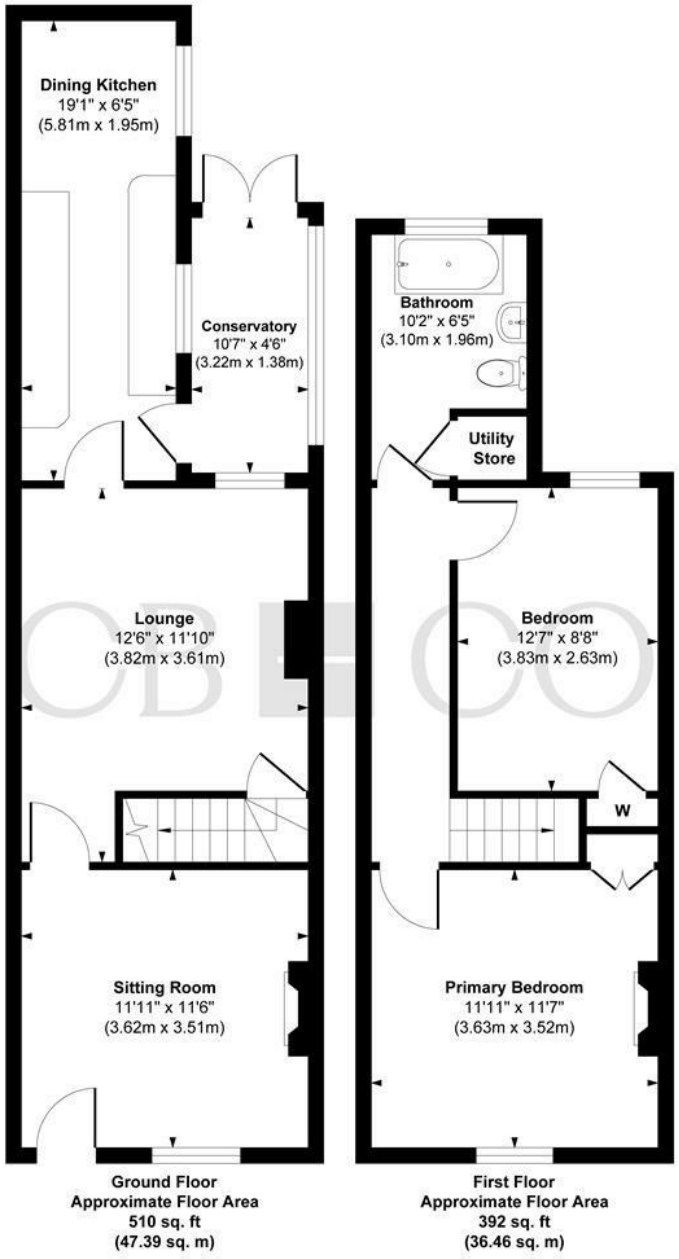
Nearby Willington adds further convenience with a supermarket, medical facilities and rail links, while the A38 and A50 provide straightforward access to Derby, Burton and beyond. Repton combines heritage charm with practical connectivity, making it a consistently sought-after place to call home.







High Street, Repton, Derby



Approx. Gross Internal Floor Area 902 sq. ft / 83.85 sq. m

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

Produced by Elements Property

The *Particulars*

- Period Two Bedroom Cottage In Repton Conservation Area
- Cosy Sitting Room With Open Fire Feature
- Separate Lounge Offering Flexible Living Space
- Bespoke Oak Kitchen With Solid Wood Worktops And Integrated Appliances
- Vaulted Dining Area With Cathedral Style Roof
- Conservatory Opening Onto The Rear Courtyard
- Two Generous Double Bedrooms With Period Features
- Characterful Bathroom With Roll Top Bath
- Private Cottage Garden With Summer House And Brook Backdrop
- Prime Village Setting Close To Shops, Cafés And Popular Public Houses

Size

Approx 902.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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