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Mill Hand Cottage, Darley Street  
Darley Abbey, Derby  
£185,000



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DELIGHTFUL CHARACTER COTTAGE - A beautifully presented two-bedroom end-terrace cottage, ideally located in the heart of the Darley Abbey Village Conservation Area, enjoying views towards the picturesque Darley Park. Full of charm and character, this delightful home has been thoughtfully improved and tastefully appointed in recent years. The property would be ideally suited to a first-time buyer, those looking to downsize, or as an Airbnb holiday let investment.

The accommodation benefits from gas central heating via a combination boiler and briefly comprises: a charming sitting room, dining room/ground-floor bedroom, and a well-appointed kitchen. To the first floor, the landing leads to a spacious principal bedroom with attractive views towards the park, along with a well-appointed shower room.

Outside, the property occupies a delightful position overlooking Darley Park. Please note, however, that the property does not include any outside garden space.





## The Detail

Entering the property through a hardwood stable-style front door, you are welcomed into a charming sitting room featuring an exposed stone wall, beamed ceiling, and a decorative fireplace with a stone mantel. A window to the front elevation enjoys views towards Darley Park. The room also benefits from two useful storage cupboards, a TV point, and a staircase leading to the first floor. A latched door provides access to the kitchen.

The kitchen has been refitted with a range of stylish heritage green panelled units complemented by oak block worktops. It features a ceramic sink with mixer tap, integrated stainless steel electric oven, four-ring gas hob with extractor hood above, integrated tall fridge freezer, and appliance space with plumbing for a washing machine. There is also a wall-mounted combination boiler concealed within a matching cupboard, and a double-glazed window with views towards Darley Park.

The ground floor also offers a versatile additional room with two windows and exposed stonework, ideal for use as either a second bedroom or dining room.

To the first floor, the landing leads to a spacious bedroom with a window overlooking the front elevation, again enjoying views towards Darley Park, together with a built-in storage cupboard.

The shower room has been recently refitted and comprises a low-level WC, pedestal wash hand basin, and shower cubicle with glazed screen. The room further benefits from a heated towel rail and complementary splashback panelling.

Outside, while the property does not have a formal garden or private parking, it is ideally positioned opposite the Darley Park car park, with the park itself just beyond.







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## The Location

Situated in the heart of Darley Abbey, Darley Street enjoys a prime position within this highly regarded conservation area, known for its historic charm and strong sense of community.

The property is a short walk from the scenic Darley Park and the popular Darley Abbey Mills complex – a riverside destination offering a variety of lifestyle amenities. Here, residents can enjoy coffee at The Lamp House, Spanish tapas at Lorentes, and access to well-equipped gym and fitness facilities.

The area also offers fine dining at Darley's and relaxed social spaces such as the Darley Abbey Wine Bar. Walter Evans CE Primary School is close by, and the property falls within the catchment for the noted Ecclesbourne School



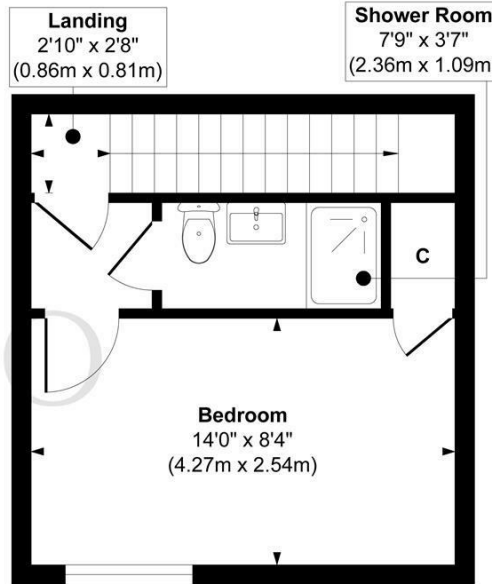




**Mill Hand Cottage, Darley Street, Darley Abbey, Derby**



**Ground Floor**  
**Approximate Floor Area**  
**383 sq. ft**  
**(35.58 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**218 sq. ft**  
**(20.25 sq. m)**

**Approx. Gross Internal Floor Area 601 sq. ft / 55.83 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## The Particulars

- Beautiful Character Cottage
- Ideal First Time Buy or Air BnB Holiday Rental
- Views Towards The Beautiful Darley Park
- Tasteful Blend of Character Features with Contemporary Style
- Wealth of Character & Charm - Exposed Stone Feature Walls
- Delightful Sitting Room with Feature Fireplace
- Well Appointed Kitchen & Dining Room/Ground Floor Bedroom
- Spacious Primary Bedroom & Contemporary Shower Room
- Delightful Conservation Area close to World Heritage Site
- No Chain Involved

*Size*

Approx 601.00 sq ft

*Energy Performance Certificate (EPC)*

Rating

*Council Tax Band*

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*Let's Talk*

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