

A large, two-story cream-colored house with a dark grey roof and multiple windows. A stone wall runs across the middle ground, with a paved patio area and outdoor furniture behind it. The house is surrounded by a well-maintained green lawn, various shrubs, and trees. The sky is blue with scattered white clouds.

CURRAN  
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+ CO

Southlands,  
Parkfields Drive, Derby  
Guide Price £985,000





# CURRAN BIRDS + CO

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



SOUTHLANDS - An exceptional Georgian residence of immense style and character. This stunning four double bedroom period home has been sympathetically extended and renovated to an impeccable standard and offers stunning high ceilings and many charming period features. The property provides approximately 3000 square feet of floor area and is set in a beautiful, secluded position close to the Darley Abbey Village & The Beautiful Darley Park. Set on a private and secure plot of around a quarter acre and set behind timber gates, the detached double garage and delightful south facing private landscaped gardens add to the appeal.

This outstanding home combines the elegance of its period architecture with the benefits of a meticulous and sympathetic refurbishment and is well positioned for access to local amenities, reputable schools, and Derby city centre. The nearby green spaces and transport links make it practical for both family life and commuting. A distinctive period home offering space, privacy and architectural interest—refined for modern living.









## The Detail

A remarkable Georgian residence, Southlands offers a rare opportunity to acquire a stunning period home of immense style and character, set within this delightful secluded position with a private gated driveway with an overall plot of just under a third of an acre and including stunning private mature landscaped gardens.

This property was built around 1820 and formed part of the Parkfields House Estate and was a former residence for the Mayor of Derby.

Inside, the sense of space is immediate. The open-plan entrance hall sets the tone, beautiful natural stone floor with comfortable underfloor heating continues through to the main reception spaces. The sitting room is defined by its high ceilings, ornate coving and stone fireplace with a gas log-effect burner—offering warmth and proportion in equal measure. At the rear, the orangery introduces a modern contrast with its glass lantern roof and aluminium bi-fold doors opening onto the garden. A study/playroom provides further flexibility, while a traditional downstairs WC adds convenience.

The open plan kitchen diner has been designed with care and craftsmanship. The kitchen features an Aga, bespoke timber cabinetry is complemented by brass hardware and quartz surfaces, while a central island provides both a dining and practical workspace. Integrated appliances are neatly concealed, and a Belfast sink with brass mixer tap adds a classic touch. Adjoining this, the utility room offers additional storage and functionality. A feature cellar with exposed stone wall adds character and further storage options.

Upstairs, the split-level landing leads to four well-proportioned double bedrooms. The principal suite includes built-in wardrobes, detailed paneling, and a refined en-suite bathroom. A guest bedroom benefits from its own en-suite shower room, while two further bedrooms—one with Jack and Jill access—feature period detailing and plantation shutters.

The property is located at the head of Parkfields drive and is set behind timber double opening gates which opens out into a generous driveway providing parking for six to seven vehicles and leads to a large stone built detached double garage.

The outside space has been thoughtfully landscaped and provides a most private south facing garden area to provide a balance of structure and ease. The raised garden area includes polished stone seating and a glass-balustrade terrace leading down to a lawn bordered by hedgerows and mature planting. The gardens offers mature trees and shrubs and offers an excellent level of privacy in this secluded setting.









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## The Location

The property is situated in this premier location set in this secluded position between Kedleston Road and Duffield Road, close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park.

Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and shops including a post office and Sainsburys convenience store.

Educational facilities close to hand, there are a number of infant, primary and secondary schools close by. Private education is also available in the village at The Old Vicarage.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.













## Southlands, Parkfields Drive, Derby



**Approx. Gross Internal Floor Area 3083 sq. ft / 286.39 sq. m**

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

## The Particulars

- Exceptional Georgian Residence of Immense Style & Character
- Sympathetically Extended & Upgraded to a High Specification
- Beautiful Secluded Position - Around 1/4 of an Acre Plot
- Around 3000 Square Feet of Floor Area and Includes Double Detached Garage
- Beautiful Reception Hallway, Cloaks WC, Sitting Room & Study
- Stunning Open Plan Kitchen Diner & Orangery with Bi-Folding Doors
- Four Double Bedrooms & Three En-Suites
- Generous Plot - Delightful Private South Facing Landscaped Rear Garden
- Gated Driveway, Generous Parking Area & Double Detached Garage
- Close to the Beautiful Darley Park & Markeaton Park

### Size

Approx 3083.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

F



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Let's *Talk*

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