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Apple Cottage, Windy Arbour
Kirk Langley, Derbyshire
£475,000



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



SUPERB COUNTRYSIDE VIEWS & ECCLESBOURNE SCHOOL CATCHMENT – Apple Cottage is a sympathetically extended and beautifully presented four-bedroom detached home of style and character, set within a generous mature plot positioned on the rural edge of Kirk Langley. The property is surrounded by open countryside and offers an exceptional lifestyle opportunity and sitting within the highly regarded Ecclesbourne School Catchment.

This charming property offers a beautiful open-plan dining kitchen that flows seamlessly into the rear garden with patio ideal for entertaining or unwinding. A spacious living room has a period style fireplace and feature window with countryside view and there is also a family room and utility room/rear hallway. The first floor landing leads to four double bedrooms and a well appointed bathroom. The primary bedroom also benefits an en-suite shower room.

Externally, mature gardens, versatile outdoor space, and ample off-road parking further enhance its appeal. Apple Cottage is perfect for families or those seeking a refined rural retreat with excellent connectivity to Derby and Ashbourne.





The Detail

Apple Cottage is an extended, four double bedroom detached cottage of style and character, occupying an enviable position located on the edge of the picturesque Derbyshire village of Kirk Langley. The property offers around 1700 square feet of beautifully proportioned living accommodation offering a superb balance of open-plan and traditional living spaces that are finished to a high standard throughout.

The property offers beautifully proportioned rooms and this includes a most spacious living dining kitchen, fitted with bespoke cabinetry, electric range cooker and integrated appliances, and quartz work surfaces with two sets of bi-folding doors giving access to the rear garden allow natural light to flood the space and provide direct access to the rear terrace — perfectly placed to enjoy the uninterrupted rural backdrop.

Double opening glass panelled doors gives access to the stylish sitting room with period style cast iron fireplace and feature circular window to the rear offering a delightful aspect over open fields to the rear. A separate dining/family room and a well-equipped utility room, adjoining hallway and cloakroom wc complete the ground floor.



Upstairs, there are four generous double bedrooms, the largest of which benefits from a stylish en-suite shower room. The family bathroom is equally well-appointed, featuring a roll-top bath and separate shower cubicle.

Externally, the property is approached via a generous gravelled driveway providing off-street parking for multiple vehicles. The gardens are thoughtfully landscaped to include a raised patio area, lawns, slate borders, and a charming summer house — all enclosed and surrounded by open fields, offering a rare degree of privacy and tranquillity.





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The Location

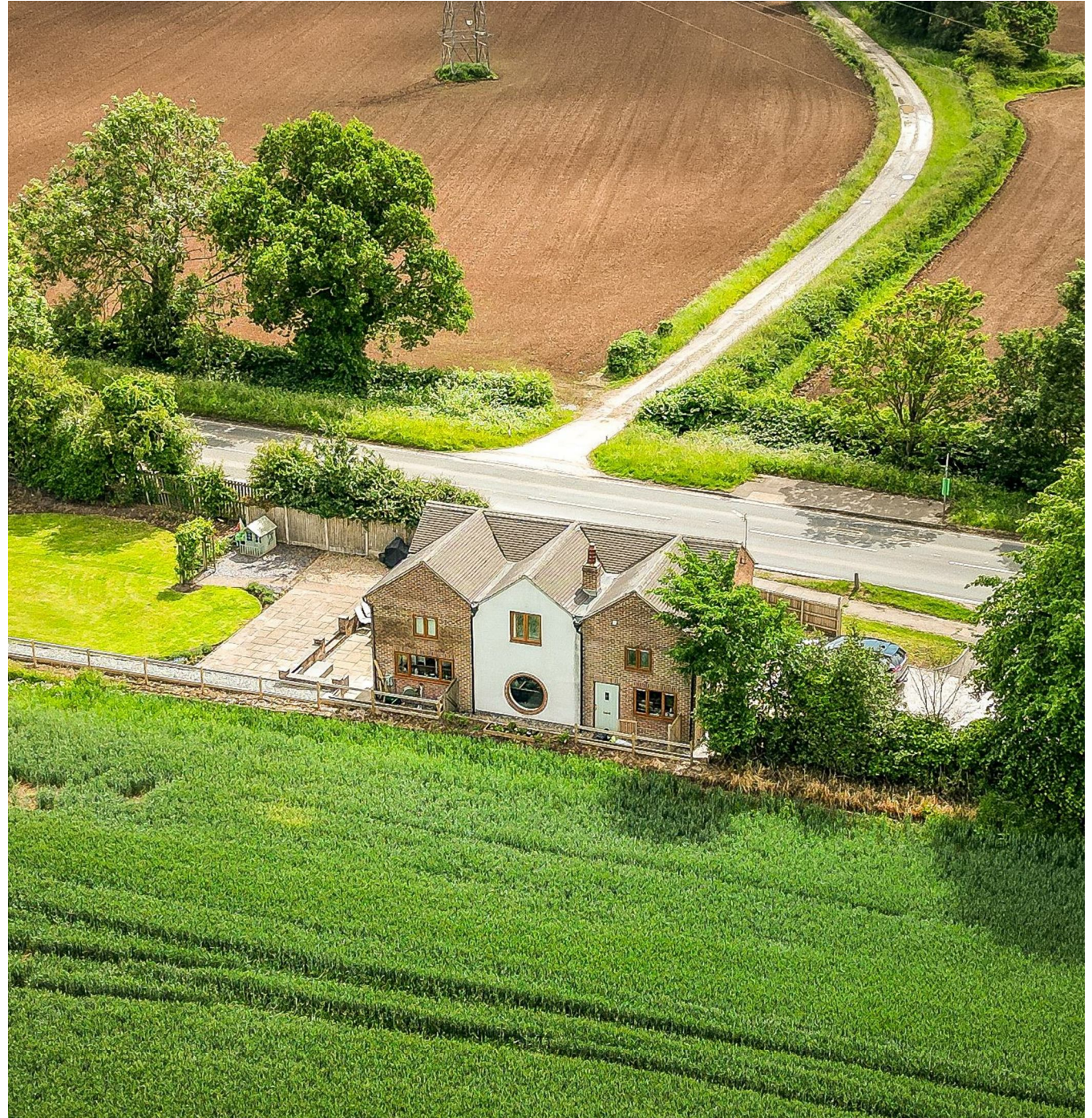
Located on the edge of the popular Derbyshire village of Kirk Langley.

Enjoy delicious meals at nearby restaurants such as The Cow, The Bluebell, and The Horseshoes. For golf enthusiasts, Brailsford Golf Course is just a short drive away.

This village also offers a noted Church of England Primary School and the property also falls with the catchment for the noted Ecclesbourne School in Duffield.

The property is also close to beautiful countryside, perfect for those who enjoy walking and outdoor activities. Excellent road links, including the A52 and A38, ensure easy access to Derby, Nottingham, and beyond.

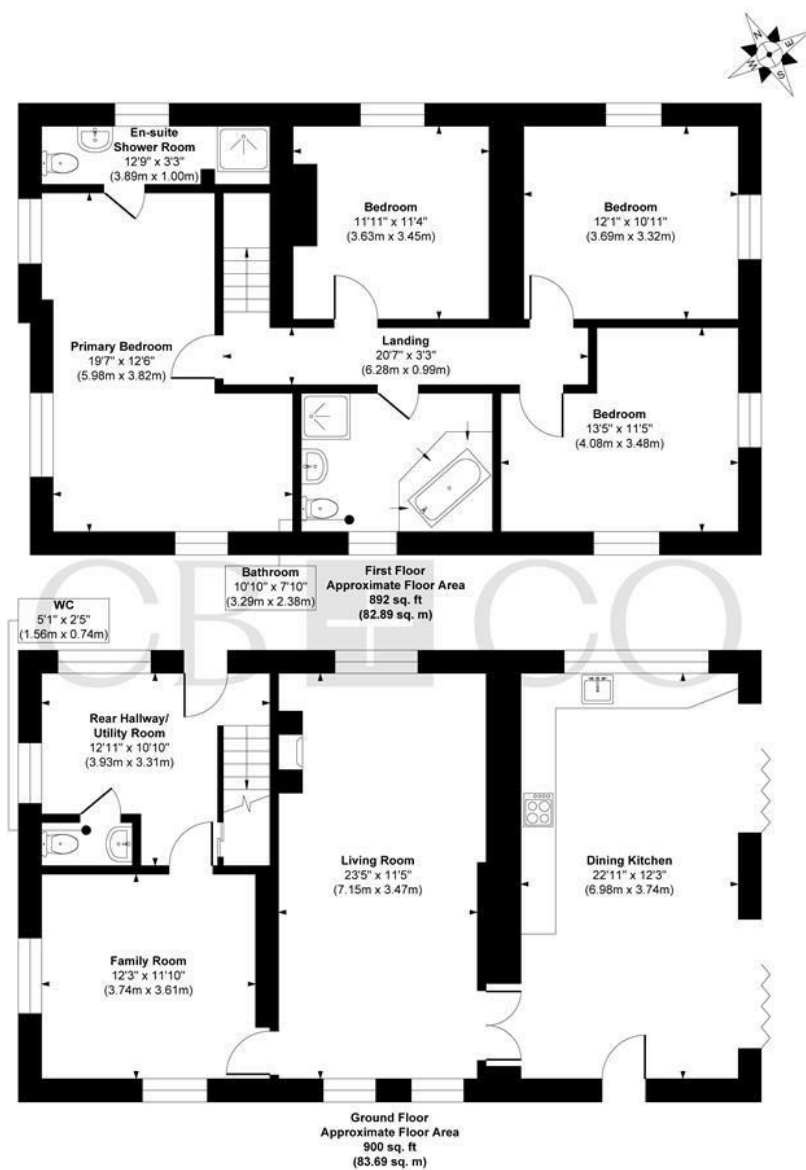
This location perfectly balances a serene countryside lifestyle with accessibility to shops and amenities in nearby Mickleover and also excellent amenities in the beautiful market town of Ashbourne.







Apple Cottage, Windy Arbour, Kirk Langley, Derbyshire



Approx. Gross Internal Floor Area 1792 sq. ft / 166.58 sq. m

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

The Particulars

- Spacious Extended Detached Cottage of Style & Character
- Ecclesbourne School Catchment Area
- Delightful Position on the Edge of Kirk Langley - Outstanding Countryside Views
- Around 1700 Square Feet of Living Accommodation
- Spacious Living Dining Kitchen with Bi-Folding Doors to Rear Garden
- Stylish Living Room with Period Fireplace & Feature Window
- Family Room & Utility Room/Rear Hallway & WC
- Four Double Bedrooms, Family Bathroom & En-Suite
- Generous Driveway, Beautiful Mature Plot & Landscaped Gardens
- Easy Access to Ashbourne & Derby City Centre

Size

Approx 1792.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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