

CURRAN
BIRDS
+ CO

Bobbin Cottage, West Row
Darley Abbey Village, Derby
Guide Price £160,000



CURRAN BIRDS + CO

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



CHARACTER COTTAGE REQUIRING MODERNISATION – A character three-storey, two double bedroom cottage, set within this delightful position in the heart of Darley Abbey Village. The property would be ideally suited to an investor, first-time buyers or young professionals and offers this most sought after location just a moments walk away from the River Derwent, Darley Mills and the beautiful Darley Park.

The property offers exciting potential to personalise and improve and retains a wealth of character and charm with many period features. The property was fully rewired & had a new boiler in 2021. There was a new front door & rear window door fitted in 2023. Internally, the home features a living dining kitchen with feature fireplace. The first floor landing leads to a double bedroom/lounge and a shower room. The second floor landing leads to a most spacious primary bedroom.

Outside, the property has on-street parking and good sized brick outbuilding with garden at the rear of the outbuilding.





The Detail

Entry is via a wood-panelled front door into a characterful living dining kitchen with exposed beamed ceiling, open fireplace and a fitted kitchen with base units and worksurfaces, stainless steel sink drainer, integrated electric oven with gas hob. This room has dual aspect with sash window to the front and double glazed glass panelled window to the rear. There are stairs then leading to the first floor landing.

The first floor landing gives access to a double bedroom/lounge and has the a wall mounted Worcester boiler with front facing sash window. There is also a shower room with three piece suite and rear window. The second floor landing leads to a most light and spacious primary bedroom with built in wardrobes and airing cupboard. This bedroom has a window to the front and window to the rear with views towards to the River Derwent.

Outside the property has a brick built outbuilding located on the opposite side of the road. There is also a garden area located behind the outbuilding with access through a neighbouring garden. This garden area is mainly laid to lawn.







CURRAN BIRDS + CO

The Location

Situated in the heart of Darley Abbey, Bobbin Cottage 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.

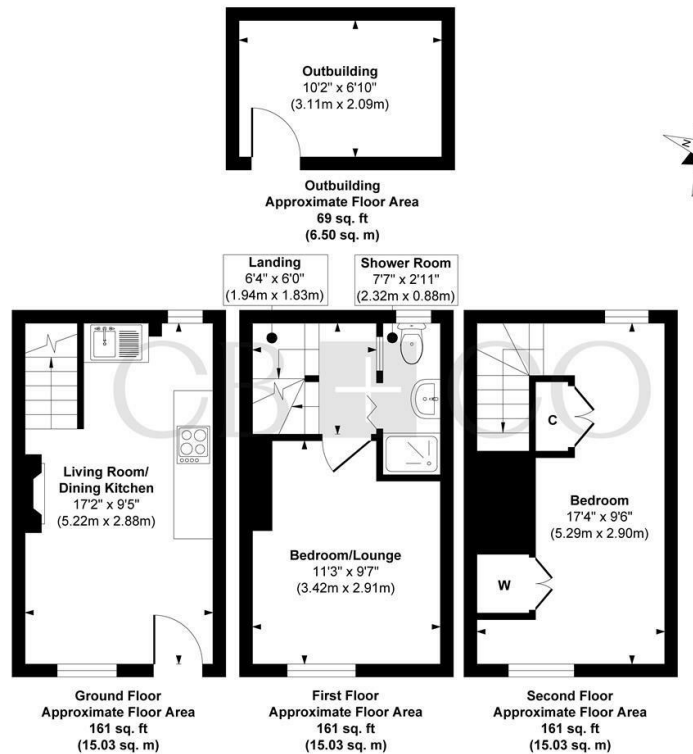
The area also offers fine dining at Darley's and relaxed social spaces such as the Darley Abbey Wine Bar. Walter Evans CE Primary School is close by, and the property falls within the catchment for the noted Ecclesbourne School







Bobbin Cottage, West Row, Darley Abbey, Derby



Approx. Gross Internal Floor Area 552 sq. ft / 51.59 sq. m (Including Outbuilding)

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

Produced by Elements Property

The Particulars

- Three Storey Character Cottage set in Conservation Area
- Requiring Modernisation - Re-Wired & New Boiler Installed in 2021
- Ideally First Time Buy or Investment
- Open Plan Living Dining Kitchen
- Double Bedroom/Reception Room & Shower Room
- Spacious Primary Bedroom
- Brick Built Outbuilding & Garden
- Located Close to the Beautiful Darley Park
- Just Short Walk from River Derwent & Darley Mills
- No Chain Involved

Size

Approx 483.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved