



MAIN STREET, TICKNALL, DERBY

PRICE £399,950

2 BEDROOM

| 1 BATHROOM

| 3 RECEPTION



WELCOME TO MAIN STREET

BEAUTIFUL CHARACTER COTTAGE WITH DOUBLE DETACHED GARAGE - A most attractive two-bedroom cottage, full of charm and character, situated in the heart of the highly desirable and picturesque South Derbyshire village of Ticknall. Rich in period features, including exposed beams, original fireplaces and log-burning stoves, this delightful home offers a warm and inviting atmosphere that simply must be viewed to be fully appreciated.

The accommodation comprises an entrance leading into the dining room with a log-burning stove, a study featuring an exposed stone wall, a cosy sitting room with a further log-burning stove, an inner hallway/breakfast area, and a well-appointed kitchen. To the first floor, the landing provides access to a spacious principal bedroom, a second bedroom, and a beautifully appointed bathroom complete with a roll-top bath.

Outside, the property enjoys a delightful south-facing landscaped rear garden, featuring a patio, steps leading up to a raised lawn, well-stocked planted borders, and a pathway providing access to a large detached double garage with a remote-controlled door.

THE DETAIL

The Old Butcher Shop is a charming character cottage that beautifully combines period charm with practical modern living. Rich in original features, the property offers a warm and welcoming atmosphere throughout, making it an ideal home for those seeking a wealth of character and charm, set within heart of the highly sought after South Derbyshire village of Ticknall.

The property benefits from gas central heating and the accommodation begins with an inviting entrance into the dining room, where a traditional wood-panelled front door opens into a space featuring a recessed brick fireplace with a cast iron multi-fuel log burner, exposed beam ceiling and attractive quarry tiled flooring. Beyond, a versatile study area enjoys a striking feature stone wall, impressive exposed timbers and French doors opening directly onto the rear garden, while steps lead to a cosy inner hallway/breakfast area. The sitting room provides a further relaxing reception space, centred around an exposed brick fireplace with a second cast iron log burner and complemented by leaded windows overlooking the front elevation.

The well-appointed kitchen is fitted with attractive heritage green panelled units, integrated Bosch oven and gas hob, generous work surfaces and views across the landscaped garden, with a stable-style door providing direct outdoor access.

Upstairs, the first floor landing leads to two well-proportioned bedrooms, including a most spacious dual-aspect primary bedroom, together with a beautifully appointed family bathroom featuring a classic roll-top bath with clawed feet, Victorian-style shower attachment and exposed ceiling timbers.

Outside, the enclosed rear garden has been thoughtfully landscaped to create a peaceful retreat, offering paved seating areas, steps leading upto raised level lawns, established planting and gravel pathways. Completing the property is a generous detached double garage with an electric remote-controlled cedar up-and-over door, providing parking and workshop potential. The garage is accessed along the lane that is located to the left hand side of the property.

CB+CO





The Location

Situated in the heart of the highly sought-after village of Ticknall, this property enjoys an enviable location close to the historic Calke Abbey and a range of village amenities including a general store/café, two pubs, a primary school, church, village hall and cricket club. Further shopping, dining and leisure facilities are available in the nearby market towns of Melbourn and Ashby-de-la-Zouch.

The village offers excellent transport links via the A38, A50 and A42, providing easy access to Derby, Nottingham, Birmingham and East Midlands Airport, with a local bus service also available.

Surrounded by beautiful countryside, the area is ideal for walking, cycling and horse riding, with sailing and fishing at Foremark and Staunton Harold Reservoirs.

The property falls within the catchment area for the noted Chellaston Academy and is also located within easy access of local independent schools, including Repton School, Repton Prep, Derby Grammar and Derby High School.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





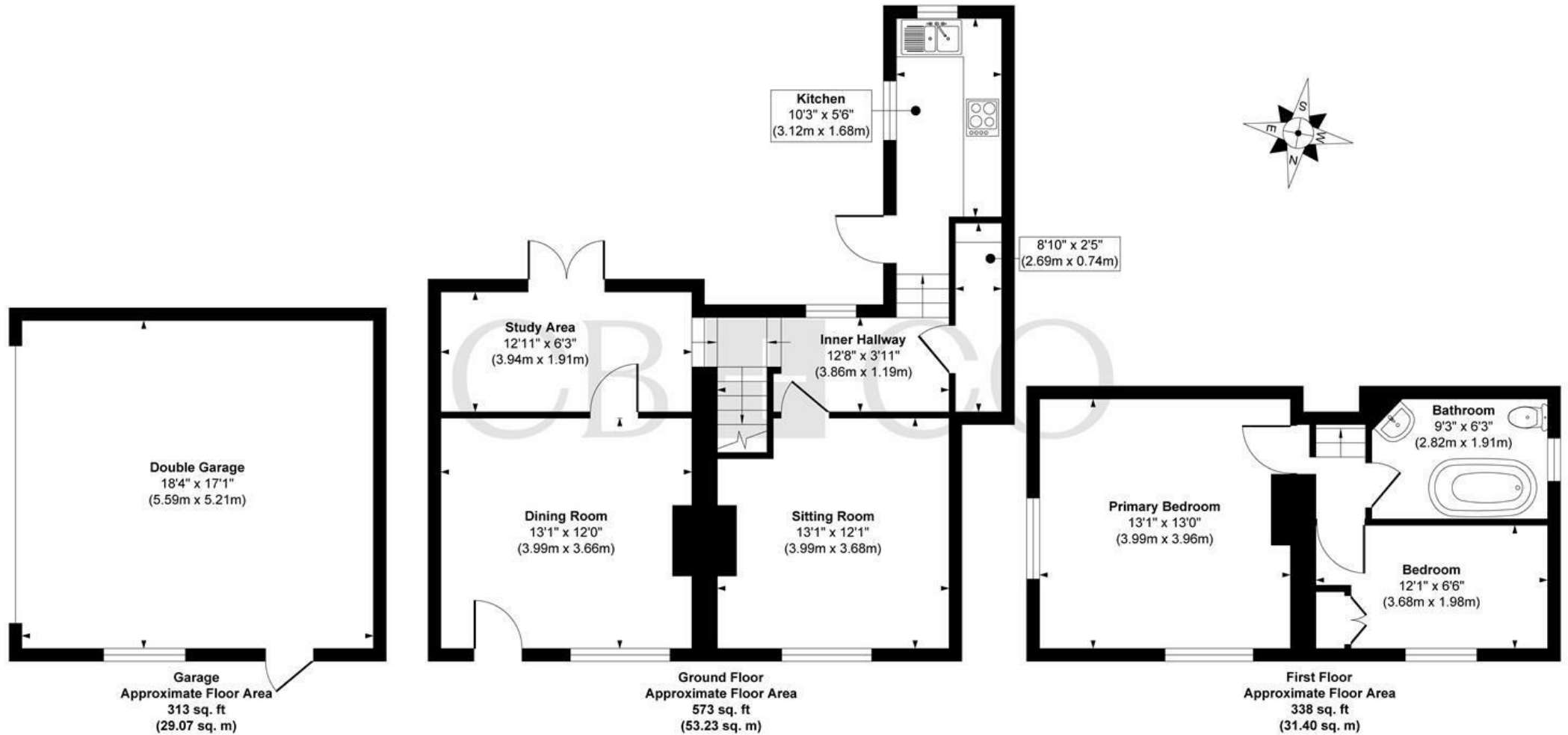








The Old Butchers Shop, Main Street, Ticknall, Derbyshire



Approx. Gross Internal Floor Area 1224 sq. ft / 113.70 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

911.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

D

- Beautiful Link Detached Cottage with Double Detached Garage
- Wealth of Character & Charm - Many Period Features
- Situated in the heart of this highly sought-after and picturesque South Derbyshire village
- Sitting Room & Dining Room with Beamed Ceilings & Log Burners
- Study Area, Inner Hallway & Well Appointed Kitchen
- Most Spacious Primary Bedroom, Bedroom Two & Bathroom
- Delightful South Facing Garden & Double Detached Brick Built Garage
- Easy Access to Melbourne & Ashby-de-la-Zouch
- Just a Short Walk from the Beautiful Calke Abbey Estate
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
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