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Mill Cottages, Darley Abbey Mills
Darley Abbey, Derbyshire
£475,000



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



ECCLESBOURNE SCHOOL CATCHMENT - Set within the heart of the historic Darley Abbey Mills, this characterful Grade II listed four-bedroom home offers a rare blend of heritage charm and stylish living. The late 18th-century Mill Cottages is a beautifully presented period property featuring original architectural details, thoughtfully updated interiors, and a high-quality specification. The inviting garden setting includes a large block-paved driveway, private lawns, and a detached, double garage-sized home office – ideal for flexible working or creative use.

Internally, the home flows through a welcoming dining room, cosy sitting room with herringbone flooring, high-specification breakfast kitchen, inner hallway, downstairs wc and utility room. The bedroom accommodation offers exposed beams and trusses, while the fourth bedroom/study includes a mezzanine floor storage area.

With Darley Park on the doorstep and located in the sought-after Ecclesbourne School catchment area, Mill Cottages offers a rare opportunity to enjoy peaceful village living within easy reach of Derby City centre.





The Detail

This delightful Mill Cottage is a rare opportunity to own a beautifully restored Grade II listed residence in one of Derby's most historically significant locations. Situated within the heart of the Darley Abbey Mills complex—part of a designated World Heritage Site—this home occupies an exceptional position surrounded by characterful architecture, artisan businesses, and the tranquil backdrop of the River Derwent. The cottage itself reflects its late 18th-century heritage with original features, thoughtfully preserved and enhanced to suit modern living.

Internally, the accommodation flows seamlessly from a welcoming tiled dining room with electric underfloor heating leading to an inner hallway area which provides access to the sitting room, breakfast kitchen, wc and utility room. The cosy sitting room—features engineered herringbone flooring and a character fireplace—offers a refined yet cosy setting for relaxation. The beautifully appointed breakfast kitchen, complete with quartz worktops, integrated appliances and a dining island and also offers stairway access leading to the first floor. The adjoining utility room and guest cloakroom add practicality.

Upstairs, the principal and second bedrooms both feature exposed king trusses, while bedroom three includes bespoke oak wardrobes and shelving. The fourth bedroom/study is full of personality with exposed brickwork and a mezzanine storage level, ideal for a home office, reading nook or creative space. A well-appointed four-piece bathroom completes the upper level, with modern tiling and LED lighting throughout.

Outside, the grounds are a true highlight. A wide block-paved driveway provides ample off-street parking and leads to a detached double garage-sized home office—fully fitted with underfloor heating, lighting, a sink, and WC. This versatile space offers huge potential for business use, a creative studio, or guest accommodation (subject to necessary consents).

The rear garden is unusually private for a central location, enclosed by timber fencing and thoughtfully landscaped with a lawn, paved patio and mature planting. A lawned front garden enhances kerb appeal, and a side area with timber shed adds further practicality.

Such a setting—peaceful, historic, and central to the vibrant life of Darley Abbey Mills—is extraordinarily rare. This property combines architectural heritage, modern convenience, and a truly special location, making it one of the most unique offerings in the area.





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The Location

Mill Cottages enjoys a truly enviable position within the heart of Darley Abbey Mills—part of the Derwent Valley Mills World Heritage Site—offering a unique combination of village charm and lifestyle convenience. Set just moments from the River Derwent and surrounded by beautifully preserved mill buildings, this vibrant community is home to a growing number of independent businesses and lifestyle destinations.

On the doorstep are several well-regarded amenities including Darley Abbey Wine Bar, Lorentes Tapas, and The Lamp House, known for its artisan coffee and cakes. A choice of gyms and fitness studios also operate from within the Mills, adding to the active, community-focused atmosphere.

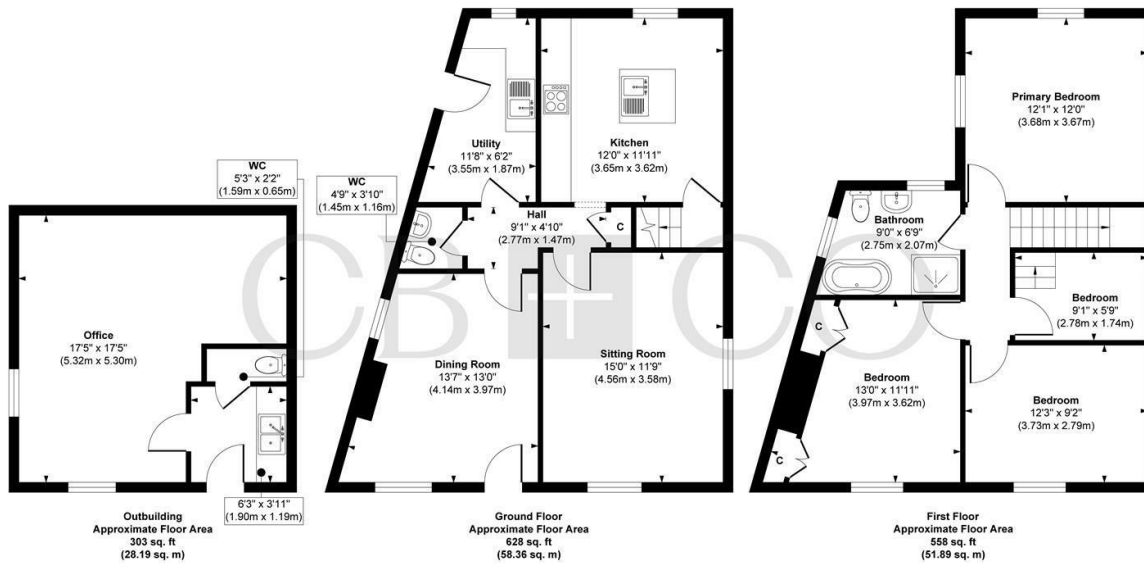
For families, the area is within the catchment for the highly sought-after Ecclesbourne School in nearby Duffield, and also close to Walter Evans Primary and The Old Vicarage Preparatory School. Darley Park and the surrounding playing fields offer immediate access to open green space, scenic walks, and riverside trails leading directly into Derby city centre.







Mill Cottages, Darley Abbey Mills, Darley Abbey, Derby



Approx. Gross Internal Floor Area 1489 sq. ft / 138.44 sq. m (Including Outbuilding)

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

Produced by Elements Property

The Particulars

- Delightful Grade II Listed Detached Cottage of Style & Character
- Ecclesbourne School & Walter Evans Catchment Area
- Situated in the Heart of Darley Mills & Close to River Derwent & Darley Park
- Beautifully Presented & Wealth of Period Features
- Dining Room, Sitting Room, WC & Utility Room
- Beautifully Appointed Breakfast Kitchen with Dining Island
- Four Bedrooms & Well Appointed Bathroom
- Generous Driveway & Front, Side & Rear Gardens
- Detached Office/Studio with WC (Formally Detached Garage)
- No Chain Involved

Size

Approx 1489.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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