

CURRAN  
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Midland Place  
Railway Cottages, Derby  
£260,000



# CURRAN BIRDS + CO

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



SPACIOUS RAILWAY COTTAGE WITH WEALTH OF CHARACTER & CHARM - A most attractive and well presented three bedroom, Grade II Listed former Railway Workers Cottage, occupying this highly convenient and much sought after conservation area just a short walk away from Derby Railway Station, Derby city centre and Pride Park.

The property has been well presented throughout and has the benefit of gas central heating and briefly comprises: entrance hallway, sitting room, dining room, beautifully appointed fitted kitchen with range cooker and a three compartment cellar. The first floor landing leads to three well proportioned bedrooms and a superb bathroom.

This beautiful and historic property has a driveway to the front, delightful enclosed garden to the rear and internally offers a wealth of character and charm that really has to be viewed to be fully appreciated.





## The Detail

Full of charm and period character, this delightful home on Midland Place showcases a wealth of original features and is set within a highly sought-after conservation area.

A traditional wood-panelled front door opens into a welcoming entrance hall, where stripped wooden floorboards, a feature archway and a staircase with open spindles and a solid wood handrail immediately set the tone. From here, there is access to the front sitting room, a dining room/snug, and a well-appointed kitchen to the rear. A doorway also leads to stone steps descending to a three-compartment cellar.

To the front of the property, the sitting room is rich in character, centred around a cast-iron log burner recessed within a brick arch and set upon a stone-tiled hearth, creating a warm and inviting focal point. Coved ceilings and a glazed sash window further enhance the heritage feel. The dining room/snug continues the theme, featuring an open brick fireplace, wood-effect flooring and a sash window overlooking the rear garden.

The kitchen has been beautifully fitted with Shaker-style cabinetry, solid oak worktops, a Belfast sink and a Rangemaster dual-fuel cooker recessed into the chimney breast. There is an integrated dishwasher and space with plumbing for an automatic washing machine. A side window overlooks the rear garden, and a door provides direct access outside.

Upstairs, a semi-galleried landing leads to three well-proportioned bedrooms, all featuring stripped wooden floorboards. The particularly spacious principal bedroom is a standout feature — a generous double room with built-in wardrobes and two glazed sash windows. The stylish bathroom complements the home's character with metro tiling and a classic white suite.

Outside, the enclosed rear garden offers a private retreat with a patio area, lawn and planting borders. There is also parking directly in front of the property.







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## The Location

This beautiful character home occupies one of Derby's most historic and sought after locations set within this local conservation area. The railway cottages were constructed between 1841 and 1843 to the designs of architect Frances Thompson.

The property occupies a most convenient location within walking distance of Derby Railway Station and is located a short walk away from Derby City centre and Pride Park. There is access to the local Bass recreational ground and also located adjacent to the Derby promenade and Castle Ward development.

Derby City centre offers an excellent range of local amenities including restaurants, bars in the Cathedral Quarter, the Derbion shopping centre also offers with cinema and a range of major retail outlets and there is a leisure centre on Queens Street and David Lloyd Health Club on Pride Park.







## Midland Place, Railway Cottages, Derby



**Approx. Gross Internal Floor Area 1230 sq. ft / 114.26 sq. m**

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

## The Particulars

- Spacious Period Grade II Listed Mid Terraced Home
- Railway Cottage - Set within highly sought after Conservation Area
- Well Presented with Wealth of Character & Charm
- Entrance Hallway, Sitting Room & Dining Room
- Well Appointed Kitchen with Range Cooker
- Three Compartment Cellar
- Three Well Proportioned Bedrooms & Superb Bathroom
- Driveway to Front & Enclosed Rear Garden
- Close Walking Distance to Railway Station
- Close to Derby City Centre & Pride Park

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

C

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Let's *Talk*

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