



# CURRAN BIRDS + CO

Mileash Lane  
£285,000

# CURRAN BIRDS + CO

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





ECCLESBOURNE SCHOOL CATCHMENT – A beautifully appointed, three-bedroom, Grade II listed former mill worker's cottage situated in the heart of the Darley Abbey Village conservation area. This charming three-storey home has been comprehensively upgraded to an impressive standard, blending period character with modern convenience. The property features a stunning lounge with an exposed brick chimney breast and gas stove, a high-specification dining kitchen with quartz work surfaces and integrated appliances, and a luxurious four-piece bathroom with a freestanding bath and separate shower. The two upper floors house three well-proportioned bedrooms, all retaining characterful features such as beams and sash windows with plantation shutters. Outside, the property benefits from two parking spaces to the front and a private courtyard garden with a brick-built store to the rear. Ideally located within walking distance of Darley Park and Darley Mills, this home offers a perfect balance of historic charm and modern living.









### The Detail

This characterful Grade II listed cottage has been thoughtfully upgraded to an impressive standard, retaining original features while offering modern comforts. The ground floor features a beautifully presented lounge with an exposed brick chimney breast housing a Portway multi-fuel burner, built-in storage, and Karndean woodgrain-effect flooring. The dining kitchen is finished to a high standard with quartz worktops, a Perrin and Rowe mixer tap, integrated Lamona oven, Smeg hob, and Bosch dishwasher, with direct access to the rear courtyard.

On the first floor, the master bedroom includes fitted wardrobes and plantation shutters, while the spacious four-piece bathroom boasts a freestanding bath, separate shower, and stylish metro-style tiling. The second floor features two additional bedrooms with exposed beams and built-in storage.

Externally, the property benefits from two private parking spaces to the front and a landscaped rear courtyard with an Indian slate patio and brick-built outbuilding.











CURRAN BIRDS + CO

### The Location

#### The Location:

Darley Abbey Village offers a unique blend of historic charm and modern convenience. The property is within walking distance of Darley Park and Darley Abbey Mills, a World Heritage site offering fine dining, a wine bar, and gym facilities. The village benefits from a local shop, St Matthew's Church, and a regular bus service to Derby city centre and Belper.

Dining options include Lorentes, known for its authentic Spanish tapas, and Darley Wines, a boutique wine shop offering a curated selection of fine wines. The newly opened Lamp House has quickly gained a reputation for its excellent coffee and homemade cakes. The property lies within the catchment for the highly regarded Ecclesbourne School in Duffield and is also close to The Old Vicarage private school.



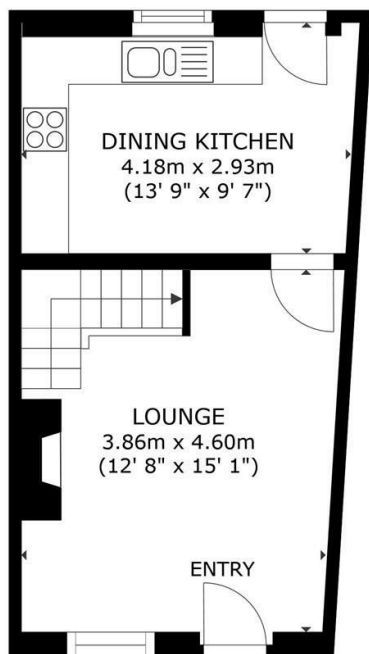




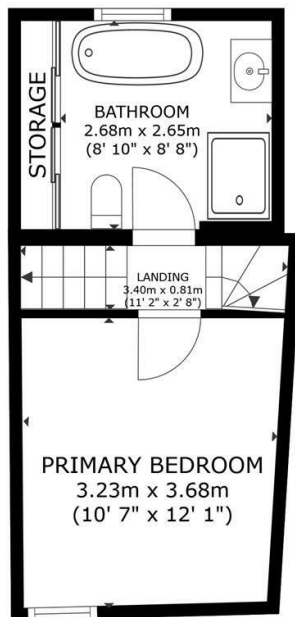




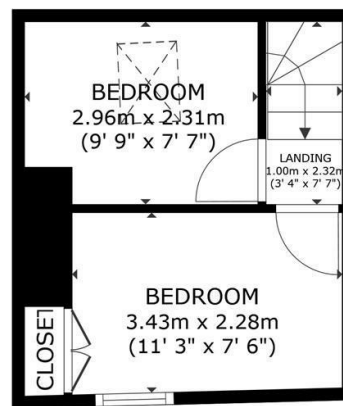




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 31.5 m<sup>2</sup> (339 sq.ft.) FLOOR 2 23.9 m<sup>2</sup> (257 sq.ft.) FLOOR 3 18.9 m<sup>2</sup> (204 sq.ft.)  
TOTAL : 74.3 m<sup>2</sup> (800 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Ecclesbourne School Catchment And Close To The Old Vicarage
- Grade II Listed Cottage In Darley Abbey Village's Conservation Area
- Three Bedrooms Across Three Storeys With Exposed Beams
- Stylish Lounge With Brick Chimney Breast And Multi-Fuel Burner
- High-Spec Kitchen With Quartz Worktops, Smeg Hob, And Bosch Dishwasher
- Luxury Bathroom With Freestanding Bath And Separate Shower
- Two Private Parking Spaces – Rare In The Village
- Landscaped Courtyard With Indian Slate Patio And Outbuilding
- Prime Location – Near Darley Park, Lorentes, Darley Wines, And The Lamp House
- Village Setting With Historic Charm And Modern Convenience

### Size

Approx 800.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C

# 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