

CURRAN  
BIRDS  
+ CO

The Granary, Homestead, \_\_\_\_\_  
Kirk Langley  
£1,100pcm



CURRAN BIRDS + CO

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



ECCLESBOURNE SCHOOL CATCHMENT – A beautifully appointed two-bedroom barn conversion offering a perfect blend of rustic charm and contemporary living. Nestled within the peaceful village of Kirk Langley, The Granary enjoys far-reaching countryside views, exposed beams, and a wealth of character throughout. Finished to a high standard, this stylish home features an open-plan living space, detached garage, and a dedicated electric car charging port. With light-filled interiors and a thoughtfully designed layout, this property delivers both comfort and sophistication in a desirable rural setting – ideal for professionals, downsizers, or small families seeking a unique lifestyle opportunity.









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## The *Particulars*

- Located In The Desirable Village Of Kirk Langley, Derbyshire
- Within Catchment For The Highly Regarded Ecclesbourne School
- Stylish Two-Bedroom Barn Conversion With Original Exposed Beams
- Spacious Open-Plan Living Area
- Cottage Style Kitchen With Quality Finishes
- Stunning Countryside Views Offering Peace And Privacy
- Detached Garage - Great For Using As a Workshop
- Built-In Electric Car Charging Port For Eco-Friendly Living
- Light-Filled Interiors With A Sophisticated Rustic Aesthetic
- Ideal For Professionals, Downsizers Or Small Families Seeking Character

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### *Size*

Approx sq ft

### *Energy Performance Certificate (EPC)*

Rating

*Council Tax Band*

# CURRAN BIRDS + CO

Let's *Talk*

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