

NORTH FARM, NORTH LANE, BRAILSFORD

PRICE £1,750 PER MONTH

2 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO NORTH FARM

Mulberry – Luxurious Single Storey Barn Conversion With Boutique Hotel Style

Experience the ultimate in rural luxury with Mulberry, a stunning single storey barn conversion in the picturesque Brailsford Barns development. This fully furnished, two-bedroom home exudes a boutique-hotel vibe with industrial-rustic touches, exposed beams, and a log burner in the lounge. The property features a designer kitchen with integrated NEFF appliances, two luxurious en-suite bathrooms, underfloor heating, landscaped gardens, and WiFi included within the rent.

Perfect for families or professionals, it offers private driveway parking, designated spaces, and access to an all-weather tennis and Pickleball court. Set in charming Brailsford, yet within easy reach of Derby, this home combines prestige, lifestyle, and countryside serenity.

THE DETAIL

The Detail
Mulberry is a truly exceptional single storey barn conversion finished to the highest standard, seamlessly combining rustic charm with contemporary luxury. The open plan kitchen/diner boasts integrated NEFF appliances, sleek cabinetry, and premium finishes, making it ideal for both entertaining and everyday living. The lounge is a sophisticated retreat with a log burner, plush seating, smart TV, and WiFi, offering a cosy yet stylish atmosphere.

The property includes two beautifully designed bedrooms: a master double with built-in wardrobes, and a second bedroom with bunk beds and en-suite, perfect for older children or guests. Both bathrooms are contemporary and fully equipped. Underfloor heating runs throughout, enhancing comfort and luxury. Externally, Mulberry offers private driveway parking, designated spaces, landscaped gardens, and exclusive access to an all-weather tennis and Pickleball court.

Every detail has been carefully considered to create a prestigious, boutique living experience in a rural yet connected setting.

CB+CO





The Location
Mulberry is located in the charming Brailsford Barns, a peaceful rural enclave in the heart of Derbyshire. Brailsford is renowned for its picturesque countryside, scenic walks, and historic village charm, offering a tranquil lifestyle without compromising on convenience. Local amenities include a pub, café, and boutique shops, while Derby city centre is within easy driving distance, providing shopping, dining, and leisure options. Excellent road links connect residents to major commuter routes, making it ideal for professionals or families who enjoy countryside living with accessibility to urban facilities. With its combination of prestige, tranquility, lifestyle amenities, and inclusive WiFi, Mulberry is a rare opportunity to live in a boutique, characterful barn conversion in one of Derbyshire's most sought after locations.

Reservation Fee & Deposit
A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942

CB+CO



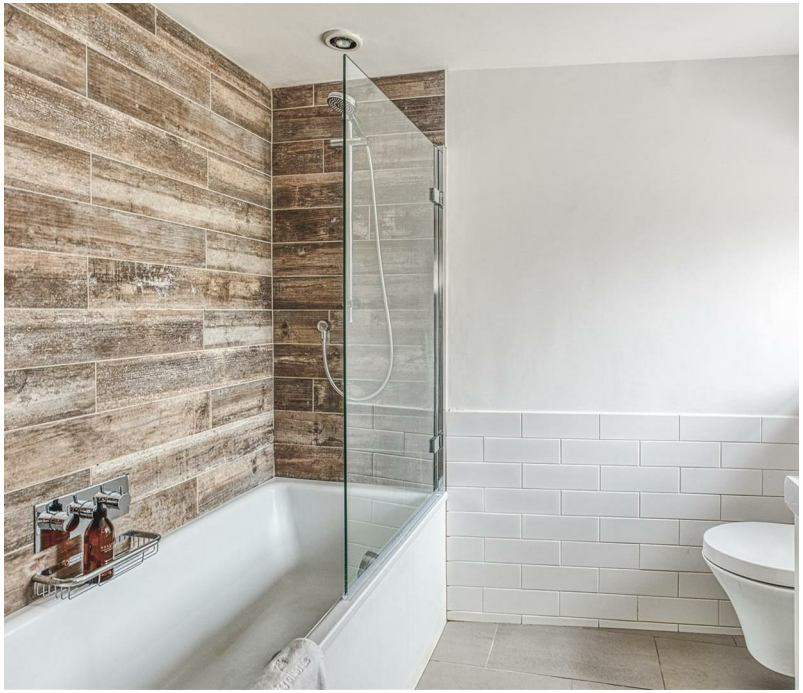
















THE PARTICULARS

APPROX

0.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

- Boutique Hotel Style Finish With Exposed Beams And Rustic Industrial Touches
- Landscaped Gardens With All Weather Tennis And Pickleball Court
- Private Driveway Parking And Designated Spaces
- Underfloor Heating Throughout The Property
- Lounge With Log Burner, Smart TV And WiFi
- Designer Kitchen With Integrated NEFF Appliances
- Master Bedroom With Built-In Wardrobes
- Second Bedroom With Bunk Beds And En-Suite
- Two Fully Furnished Bedrooms With En-Suites
- Luxury Single Storey Barn Conversion

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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
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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