





3 Bed House - Detached

Mill House, Deansfield Darley Street, Darley Abbey, Derby DE22 1DX

Offers Around £450,000 Freehold

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Fletcher & Company

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- Charming South Facing Detached Grade 2 Listed Property within Darley Park
- Conservation Area, World Heritage Site, Views Over Cricket Pitch & Surrounding Area
- Sitting Room & Family Room/Study
- Kitchen/Dining Room
- Utility & Cloakroom
- Three Double Bedrooms & Nursery/Study
- En-suite & Family Bathroom
- Private Gardens with Brick Stores
- Generous Driveway with Gates & Garage Space (subject to planning permission)
- Ecclesbourne School Catchment Area

Nestled in the picturesque setting of Darley Park Conservation Area, this charming South facing Grade II listed detached property within Darley Park offers a unique blend of historical elegance and modern comfort. Mill House we believe was built circa 1820 by Walter Evans for the manager of the water driven papermill on Deansfield.

The Mill House is located near Darley Street in the historic village of Darley Abbey, it is part of the Darley Abbey Mills complex, a renowned 18th-century industrial site developed by the Evans family from 1782 onwards. The area is part of the Derwent Valley Mills World Heritage Site, featuring industrial roots from the medieval period, later becoming a major cotton-spinning community.

Also the house is close to the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. Ecclesbourne School Catchment Area.

The Location

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a coffee shop, historic church, Rugby club, public houses and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood. This property is within the catchment area for Ecclesbourne Secondary School situated in Duffield. Other schools include Walter Evans and St Marys Primary Schools and St Benedicts Secondary School. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

Accommodation

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Entrance Hall

10'9" x 6'4" (3.28 x 1.95)

With half glazed entrance door, inset doormat, deep skirting boards and architraves, high ceiling, two radiators, attractive staircase leading to first floor with balustrade, period archway, picture rail, coving to ceiling and panelled additional entrance door with window over.



Cloakroom

8'0" x 5'5" (2.45 x 1.66)

With low level WC, pedestal wash handbasin, tiled splashbacks, radiator, deep skirting boards and architraves, high ceiling, sash window to side and internal panelled door.

Sitting Room

14'9" x 12'2" (4.51 x 3.73)

With chimney breast incorporating period fireplace with inset living flame gas fire and raised granite hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, dado rail, picture rail, radiator, sealed unit double glazed sash window and internal panelled door.





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Family Room/Study

14'8" x 12'3" (4.48 x 3.75)

With chimney breast incorporating period fireplace with inset living flame gas fire and raised granite hearth, radiator, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, dado rail, sealed unit double glazed sash window and internal panelled door.



Kitchen/Dining Room

14'8" x 11'3" (4.49 x 3.44)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with solid wood worktops, built-in four ring gas hob with extractor fan over, built-in double electric fan assisted oven, plate rack, concealed lighting to units, integrated dishwasher, concealed double recycling bin drawer, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash window and internal panelled door.





Utility Room

8'9" x 7'11" (2.68 x 2.42)

With one and a half stainless steel sink unit with mixer tap with fitted base cupboard, plumbing for automatic washing machine, deep skirting boards and architraves, high ceiling, sealed unit double glazed sash window and internal panelled door.

Storage Cupboard

9'4" x 2'9" (2.85 x 0.84)

Providing storage with light and coats hooks.

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First Floor Landing

11'9" x 6'5" (3.60 x 1.96)

With deep skirting boards and architraves, high ceiling, radiator, period sash window to side and access to roof space.

Bedroom One

14'10" x 12'5" (4.53 x 3.79)

With chimney breast with charming period fireplace with cast iron surround, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash window and internal panelled door.





En-Suite

8'9" x 3'4" (2.69 x 1.03)

With separate shower cubicle and electric shower, pedestal wash handbasin, low level WC, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash window and internal panelled door.



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Bedroom Two

14'11" x 12'5" (4.56 x 3.79)

With chimney breast with period fireplace and cast iron surround, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash window and internal panelled door.





Bedroom Three

14'9" x 11'4" (4.51 x 3.46)

With chimney breast incorporating period fireplace and cast iron surround, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash window and internal panelled door.





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Nursery/Study

8'2" x 5'11" (2.49 x 1.81)

With charming period fireplace, deep skirting boards and architraves, high ceiling, radiator, book shelving, built-in cupboard with boiler, sealed unit double glazed sash window and internal panelled door.

Family Bathroom

8'1" x 5'11" (2.47 x 1.81)

With corner bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, deep skirting boards and architraves, high ceiling, heated chrome towel rail/radiator, sealed unit double glazed sash window, extractor fan and internal panelled door.



Gardens & Grounds

The private garden has a large South facing patio with lights and power sockets. Ample lawn area together with a selection of roses, shrubs and topiary. At the bottom of the garden is a small woodland.





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Brick Store One

With power, lighting and shelving



Brick Store Two

Ideal garden store.



Outside WC

With low level WC and light.

Driveway

Accessed through double opening gates is a tarmac driveway providing car standing spaces for five cars.



Garage Space

Planning permission was passed for the garage in the past, however has now lapsed. (subject to planning permission)



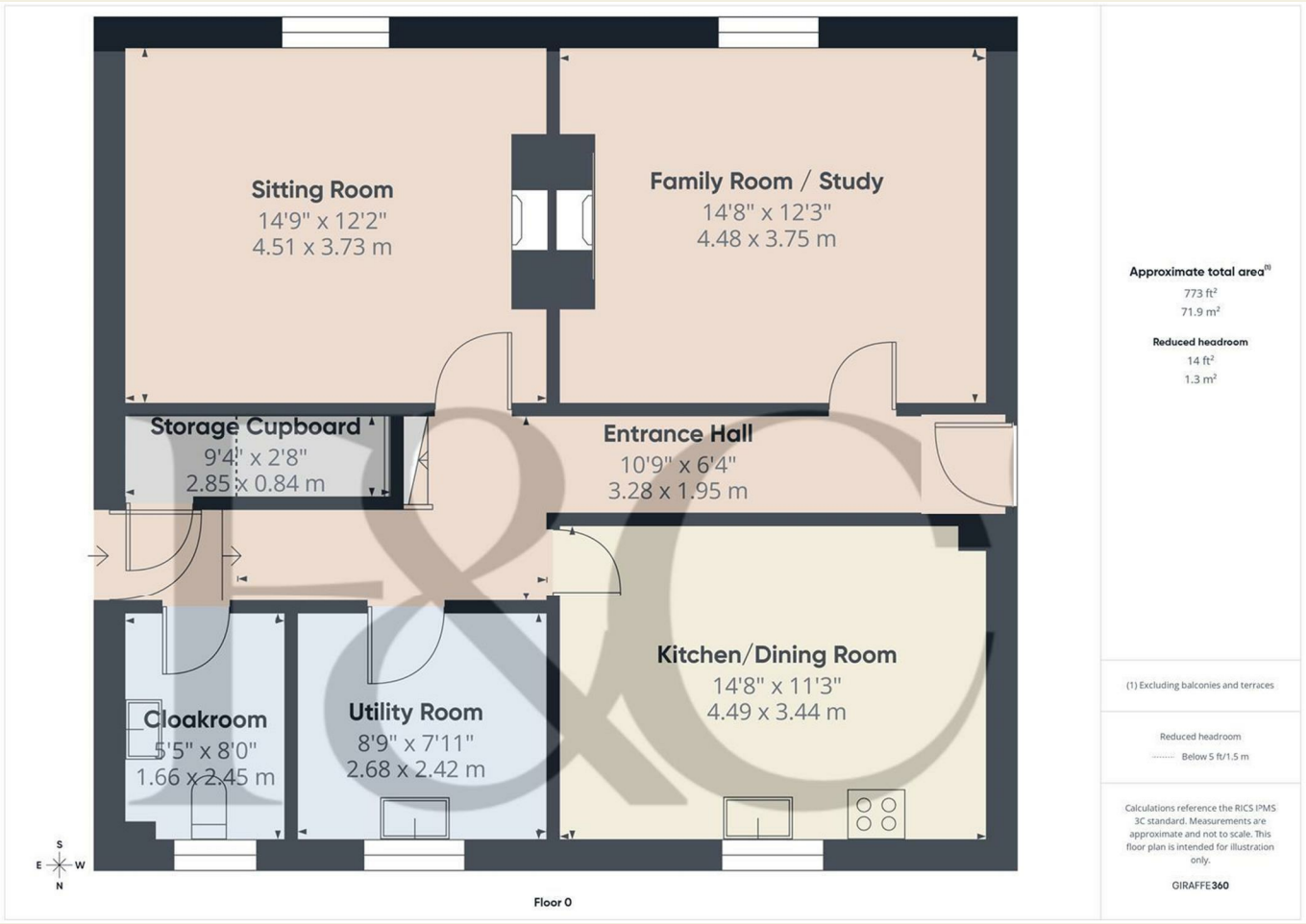
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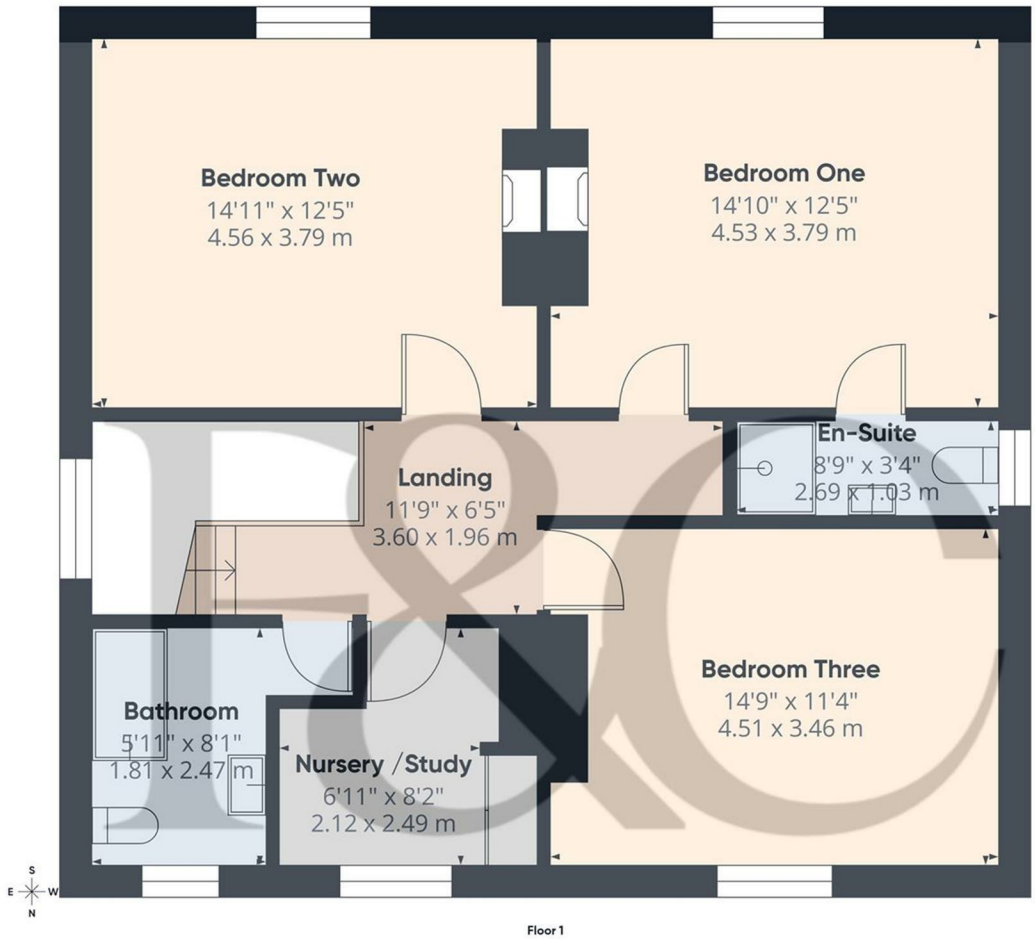
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Council Tax Band D





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Approximate total area(1)

737 ft²

68.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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