

SUPERIOR HOMES

ROYSTON & LUND



Kirby Cottage, Main St

Milton | DE65 6EF

Guide Price £900,000

Guide Price £900,000 to £950,000

A stunning period home in the village of Milton in Derbyshire. Set on a private gated plot on roughly an acre of land with a separate annex and double detached garage to the rear. the land is gated with a tack room with 2 loose boxes. The main house boasts ample versatile accommodation over both floors.

Entering into the hallway that benefits from a WC, there is access into the living room, snug and stairs to the first floor. The living room has an exposed brick feature fireplace and bi-fold doors that open in a family room that has access into the garden. leading from the snug there is an inner hallway that leads to two ground floor bedrooms that have a jack & jill ensuite and there is a country style kitchen/diner that has Granite worktops, an Aga Oven and Rangemaster Cooker with a separate utility room and a boot room. To the first floor there are two well proportioned double bedrooms and a three piece bathroom consisting of a bath, WC and wash basin. The main bedroom has ample built in storage and an ensuite shower room, while bedroom two also has ample built in storage.

The separate annex is completely self contained with a living room, kitchen/diner, double bedroom and en-suite bathroom consisting of a bath with shower overhead, WC and wash basin. There is also a separate double detached garage and parking space for several vehicles. Beyond the annex there is gated land with a tack room with 2 loose boxes and a range of mature trees, shrubs and fenced boundaries.

Milton is well situated for easy access to the A50, the M1, Burton on Trent and Derby.





- Four Bed Character Home
- Detached One Bed Annex
- Gated Land with a Tack Room and 2 Loose Boxes (Stables)
- Approximately One Acre Plot
- Off Street Parking For Several Vehicles with a Double Garage
- Versatile Living Accommodation
- Three Reception Rooms
- Kitchen/Diner + Utility Room + Boot Room
- EPC Rating E - Freehold
- Council Tax Band G











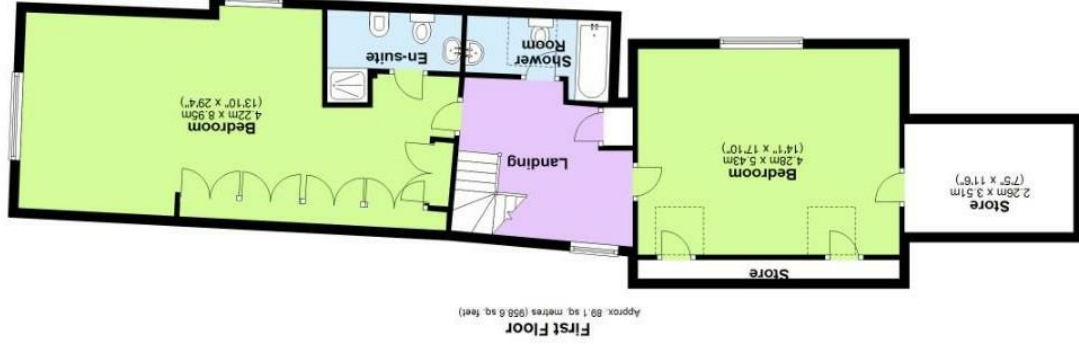
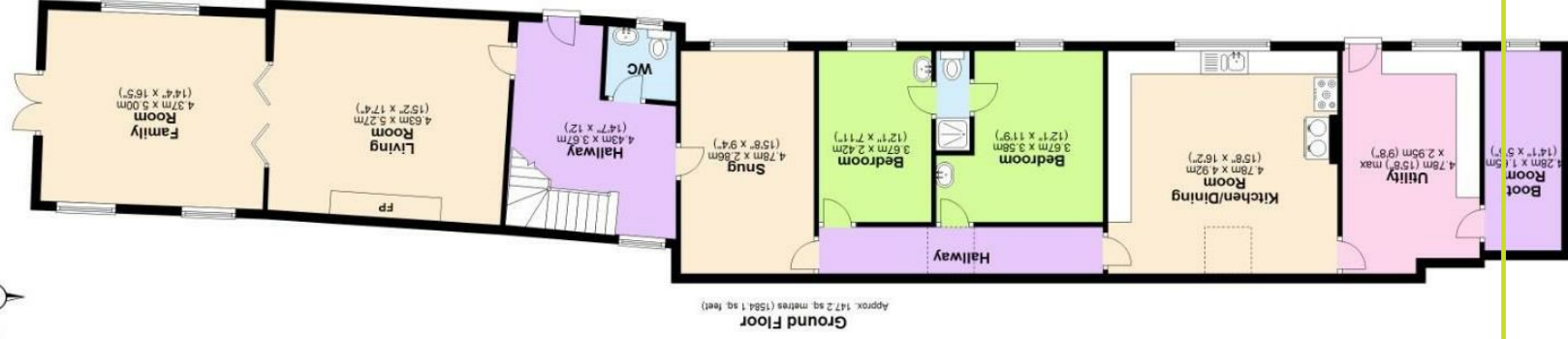
Milton has a history that dates back several centuries. Like many villages in Derbyshire, its origins likely stem from the medieval period, with agriculture being the primary occupation of its early inhabitants. The village's layout and some of its buildings still reflect this long history, with traditional stone cottages and historic farmhouses.



The nearby Calke Abbey is a historic estate located near the village of Ticknall in Derbyshire, England. Unlike many other grand estates, Calke Abbey is often referred to as the "un-stately home" because it has been preserved in a state of decline, offering a unique glimpse into the past. Visitors to Calke Abbey can explore the house and grounds, with many rooms open to the public. The National Trust offers guided tours that provide insights into the history of the estate and its inhabitants.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



(Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using Planit.

Total area: approx. 236.2 sq. metres (2542.6 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

EPC



PROTECTED

naed | propertymark

