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Moor Lane, Kirk Langley
Offers in excess of
£240,000



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



DELIGHTFUL CHARACTER COTTAGE - An extended and beautifully presented two double bedroom period cottage, offering a wealth of character and charm with many period features and offering excellent ground floor living space with a versatile ground floor layout and a most spacious primary bedroom suite to the first floor with dressing area and walk in wardrobe. The property also offers a gated driveway and low maintenance foregarden with timber decked seating area.

This property offers an excellent opportunity for a professional couple, first time buyer or person looking to downsize. The property also offers potential as an ideal holiday let, being conveniently located just a short drive away from the beautiful market town of Ashbourne which is regarded as the gateway to Dovedale and the Peak District.





The Detail

A beautifully presented semi-detached period cottage, situated in the heart of this sought after village. This property offers a wealth of character and charm with many period features and offers excellent ground floor living space and a versatile layout that could be ideal for someone working from home.

The accommodation has the benefit of gas central heating and in brief comprises to the ground floor: entrance hallway with double opening doors. This entrance hallway also can serve as a breakfast room/sun room and gives access to the ground floor bedroom which also could be used a study/home office. There is then access through a beautifully appointed kitchen with period style belfast sink, granite worksurfaces and a range cooker. There is access off the kitchen to a useful utility area and doorway access leading to the dining room. The dining room has a beautiful dual aspect fireplace, beamed ceiling and stairs to the first floor landing and doorway access to the living room. The living room also benefits from the beautiful dual aspect fireplace, beamed ceiling and dual aspect to the front and side elevations. The first floor landing leads to a most spacious primary bedroom suite with dressing area and walk in wardrobe.



Outside, there is a gated gravelled driveway providing off road parking for one car. The property has a covered timber decked seating area and garden shed. Please note that this property has no rear garden. The outside space is limited to the enclosed gravelled front driveway and timber decked seating area.





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The Location

Located in the heart of the picturesque Derbyshire village of Kirk Langley, Ashbourne. Enjoy delicious meals at nearby restaurants such as The Cow, The Bluebell, and The Horseshoes. For golf enthusiasts, Brailsford Golf Course is just a short drive away. The property is also close to beautiful countryside, perfect for those who enjoy walking and outdoor activities. Excellent road links, including the A52 and A38, ensure easy access to Derby, Nottingham, and beyond. This location perfectly balances a serene countryside lifestyle with accessibility to shops and amenities in nearby Mickleover and also excellent amenities in the beautiful market town of Ashbourne.







The Particulars

- Delightful Semi-Detached Period Cottage
- Wealth of Character & Charm with Many Period Features
- Beautifully Presented & Gas Central Heating
- Entrance Hall/Sun Room & Beautifully Appointed Kitchen
- Ground Floor Bedroom/Study & Ground Floor Bathroom
- Living Room & Dining Room with Dual Aspect Fireplace
- Spacious Primary Bedroom with Dressing Area & Walk in Wardrobe
- Gated Driveway & Low Maintenance Foregarden with Decked Seating Area
- Easy Access to Excellent Local Shops & Amenities in Mickleover
- Easy Access to Ashbourne, Derby & Ecclesbourne School Catchment Area

Size

Approx 942.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C



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Let's *Talk*

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