

CURRAN  
BIRDS  
+ CO

The Mount  
Duffield Road, Derby  
£1,200,000





# CURRAN BIRDS + CO

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



**MAGNIFICENT PERIOD HOME** - This is a truly rare opportunity to acquire a fine period home that has been beautifully and professionally appointed to a stunning high specification, offering around 4400 square feet of accommodation. The property also offers a detached coach house with double garage and a beautiful outdoor heated swimming pool set in delightful professionally landscaped gardens. This most attractive double fronted Victorian detached home of immense style and character offers the perfect blend of contemporary style with a wealth of period features. The property is set within this highly desirable position on Duffield Road, close to Darley Abbey Village and the beautiful Darley Park.









## The Detail

The Mount is a truly stunning double fronted Victorian detached residence of immense style and character. This immaculate period home dates back to 1851 and offers the most spacious and well proportioned living accommodation of around 4400 square feet with a superb layout. The property has been professionally and sympathetically restored and re-modelled by the current vendors with great attention to detail and quality of finish that really has to be viewed to be appreciated. The property offers the perfect blend of character features and contemporary style with high specification fittings throughout and the property is presented to a most stylish level of interior design.

This beautiful Victorian Villa is considered locally a building of historical interest and offers beautiful high ceilings, ornate coving, period style column radiators and professionally restored sash windows.

The property is entered through a period restored glass panelled doorway into the magnificent reception hallway with beautiful solid oak parquet flooring. This most spacious hallway offers a delightful aspect towards the stunning kitchen and the delightful landscaped rear gardens. The hallway provides access to a beautiful living room with tall bay window and inset log burner, family room again with tall bay window and inset contemporary style gas fire, dining room with contemporary style gas fire. The dining room provides open plan access to the stunningly designed contemporary kitchen installed by Kedleston Interiors with Corian work surfaces and large dining island. The kitchen is fitted with a range of high specification Siemens appliances. There is also a stunning rear sitting room with solid oak flooring, tall bay and french doors giving access to the delightful rear garden. The reception hallway also provides access to a contemporary wc, good sized utility room, useful cloaks cupboard and doorway giving access to the generous cellars.

The most impressive first floor galleried landing provides a useful landing space with study area. The landing provides access to four generous double bedrooms, office and a contemporary family bathroom. The most impressive principal bedroom suite extends to virtually the full width of the property, offering spacious bedroom with tall bay window overlooking the rear garden, dressing room and a stunning high specification five piece contemporary en-suite bathroom including walk through shower with feature curved wall, Phillip Starck freestanding bath and walnut vanity unit with two ceramic basins. Bedroom two also has the benefit of an en-suite shower room.

Outside, the property offers a generous plot and the property is set back from Duffield Road. There is a parking area to the front with shrubbed borders and a stone walled boundary. There is a driveway to the side with remote control gates leading to a continuation of the driveway and the Coach House and also leading to the delightful rear garden. The Coach House offers a double garage, design studio and two games rooms to the first floor.

A true feature of this home is the professionally landscaped rear garden with stunning outdoor heated swimming pool. There is an extensive porcelain paved patio area around the pool and an attractive garden/pool store. There is also access to a beautifully appointed contemporary shower room/wc. The garden offers steps leading down from the pool area giving access to a lawned area, timber decked seating area and private porcelain paved seating area behind the design studio.









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## The Location

The property is situated in this premier location on Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park.

Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and a shops including a post office.

Educational facilities are close to hand, there are a number of infant, primary and secondary schools close by. Private education is also available in the village at The Old Vicarage.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.

## Please Note

The property comes complete with planning consent granted for the extension of the main house to connect at first floor level to the Coach House.

Planning reference: 22/00775/FUL













## The Particulars

- Magnificent Double Fronted Victorian Detached Home
- Stylish Presentation - The Perfect Blend of Character Features with Contemporary Style
- Around 4400 Square Feet of High Specification Accommodation
- Beautiful Large Reception Hallway, Four Reception Rooms, Utility & WC
- Stunning High Specification Kedleston Interiors Kitchen with Corian Dining Island
- Four Double Bedrooms, Two En-Suites & Contemporary Bathroom
- Stunning Principal Bedroom Suite with Dressing Room & Contemporary En-suite
- Detached Coach House with Double Garage, Design Studio & Games Rooms
- Professionally Landscaped Gardens & Stunning Outdoor Heated Swimming Pool
- Close to Darley Abbey Village & The Beautiful Darley Park

### Size

Approx 4402.00 sq ft

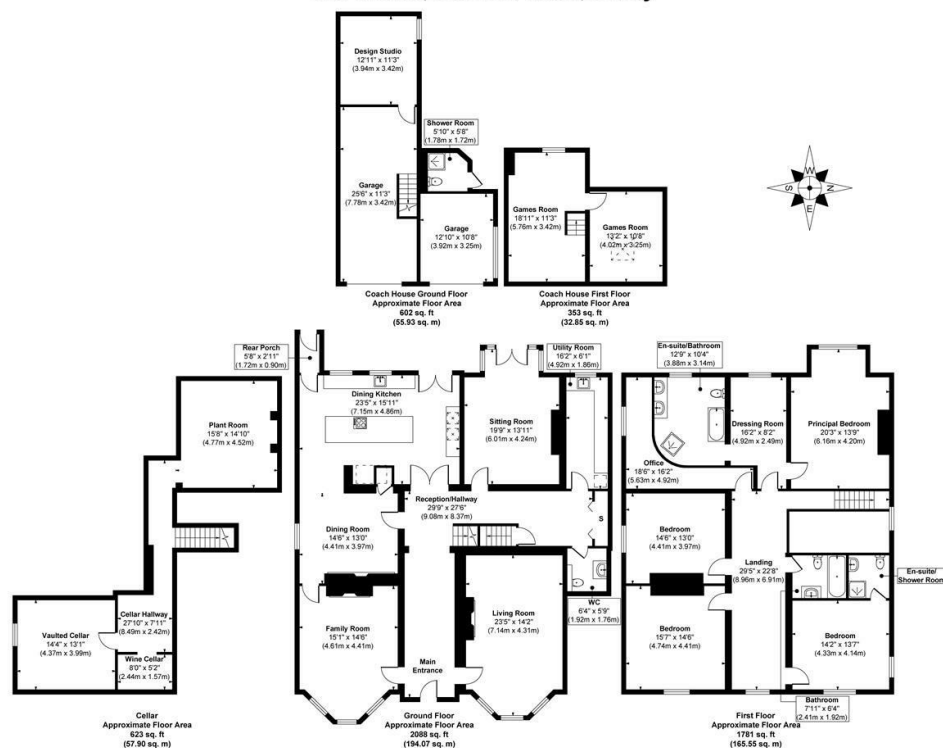
### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

G

### The Mount, Duffield Road, Derby





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Let's *Talk*

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