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The Garden,
Mickleover Manor
Guide Price £600,000



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



THE GARDEN at MICKLEOVER MANOR - A magnificent Grade II listed home brimming with period charm and modern comfort set within the delightful grounds of Mickleover Manor. This beautifully maintained four-bedroom residence forms part of an exclusive gated community, offering a unique blend of Victorian character features and contemporary enhancements. High ceilings, deep skirting boards, and elegant architraves add to the property's timeless appeal with over 2500 square feet of beautifully appointed accommodation over three floors with generous room proportions that really have to be viewed to be appreciated. The property offers a grand sitting room with a log-burning stove and french doors onto the rear garden, dining room and well appointed breakfast kitchen. The private landscaped garden compliments the estate's extensive communal parkland, creating a truly exceptional setting. Offering a rare opportunity to own a historic yet practical home in a sought-after location, The Garden is ideal for those seeking refined living with excellent local amenities located just a short walk away from this historic period home, set within this stunning setting with delightful maintained communal grounds.





The Detail

Mickleover Manor is set well back and screened by attractive parkland and specimen trees and cannot be seen from the road. It is approached by a long sweeping driveway and enjoys a private position within beautifully maintained communal grounds.

The Garden forms part of this stunning historic Grade II listed Manor House which has been sympathetically restored and divided into beautifully appointed prestigious homes, set in this premier location and setting.

Steeped in history and character, The Garden showcases exquisite period details throughout, from intricate cornicing to herringbone parquet flooring. A welcoming entrance lobby leads to a spacious hallway, setting the tone for the elegant interiors. The grand sitting room is a highlight, featuring an impressive Derbyshire stone fireplace with a log-burning stove and feature arched recesses with French doors opening onto the private landscaped garden. A formal dining room with charming period accents provides a perfect space for hosting, while the beautifully appointed breakfast kitchen with bespoke hand painted cabinetry, integrated appliances and stylish quartz worktops. There is also a useful cloakroom and well appointed wc.

The first floor boasts a stunning primary bedroom suite with picturesque garden views and en-suite shower room. A second double bedroom benefits from a Juliet balcony, while the luxurious family bathroom features a roll-top bath, marble flooring, and bespoke storage. The second floor offers two further generous double bedrooms, a study area with conversion potential, and access to loft storage.

Externally, The Garden enjoys a private, landscaped rear garden designed for low maintenance with a composite decked seating area with delightful manicured hedges and shrubs with gravelled beds.

The estate offers allocated parking and ample visitor spaces with property having the benefit of two allocated parking spaces with space to the front by the main entrance and another parking space to the rear accessed off the rear garden.

Mickleover Manor is set within four acres of beautifully maintained parkland providing a tranquil retreat. Combining elegance with modern practicality, this home presents a rare chance to own a distinguished residence in an enviable setting.







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The Location

The Garden at Mickleover Manor offers a unique blend of tranquillity and convenience, with a wealth of amenities just moments away.

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

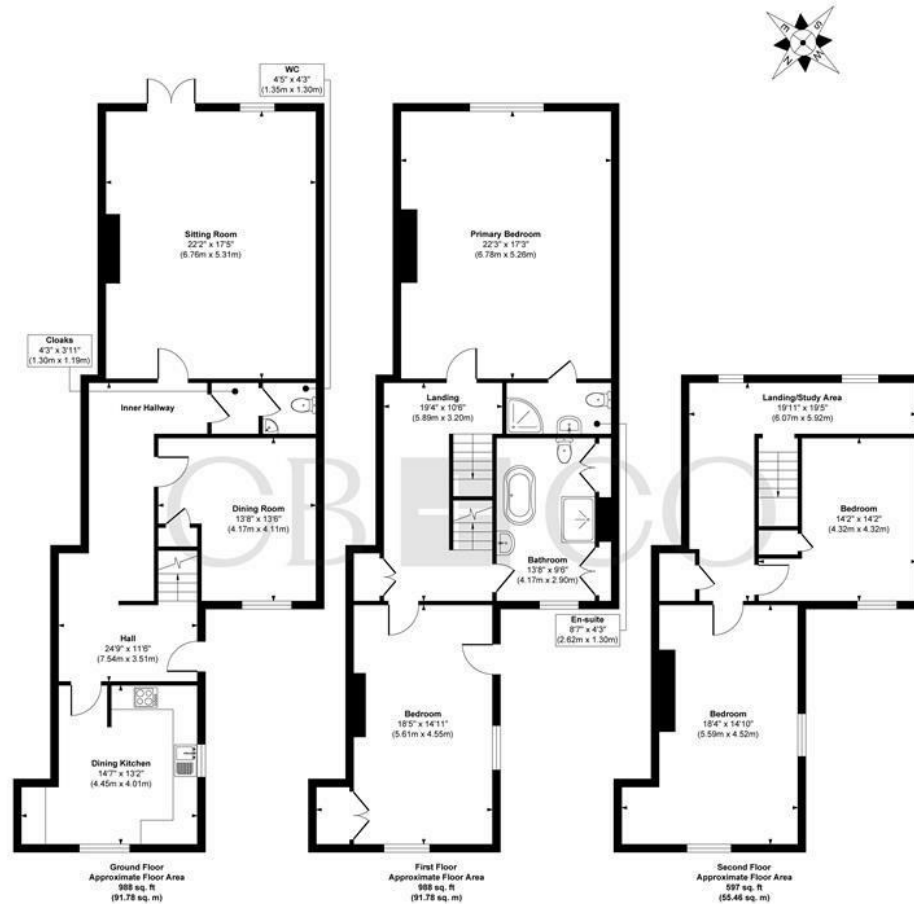
With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.







The Garden, Mickleover Manor



Approx. Gross Internal Floor Area 2573 sq. ft / 239.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Magnificent Grade II Listed Home of Immense Character & Charm
- Most Spacious Three Storey Accommodation of over 2500 Square Feet
- Prestigious Gated Development set within Private Estate Grounds
- Entrance Hallway, Cloakroom, WC & Breakfast Kitchen
- Grand Sitting Room & Separate Dining Room
- Four Double Bedrooms & Beautiful Four Piece Bathroom Suite
- Stunning Primary Bedroom Suite with En Suite Shower Room
- Delightful Private Landscaped Garden, Two Parking Spaces & Visitor Parking
- Set within Communal Landscaped Grounds of around 4 Acres
- Highly Convenient Location just a Short Walk away from Mickleover Village

Size

Approx 2573.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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