

CURRAN BIRDS + CO

Weston Road
Aston-on-Trent
£300,000



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STYLISH & IMPROVED CHARACTER COTTAGE - This stunning Grade II listed three double bedroom home, set in the heart of the highly sought after South Derbyshire village of Aston on Trent. This property has been comprehensively upgraded and re-modelled by the current vendors. The delightful character property offers stylish living accommodation over three floors and includes a beautiful open plan living kitchen with log burner and superb kitchen area. There are three well proportioned bedrooms, beautifully appointed bathroom and a separate contemporary shower room. Outside the property also offers a separate outbuilding providing an ideal office or gym space. There is also a further outbuilding/garden store and a garden area.





The Detail

This stunning Grade II listed property on Weston Road is set in the heart of the highly sought after South Derbyshire village of Aston on Trent. This property is a striking example of thoughtful remodelling that harmonises traditional features with contemporary design. This property offers stylish living accommodation over three floors that has been comprehensively upgraded by the current vendors and retains a wealth of character and charm.

Upon entering, the ground floor presents an inviting open-plan living area, complete with a feature fireplace with a slate hearth and a cast iron log burner, perfect for cosy evenings. The kitchen is equally impressive, with its two-tone panelled units, copper handles, and marble-effect work surfaces, complemented by integrated appliances such as an electric oven, induction hob, and slimline dishwasher. Herringbone walnut wood flooring runs throughout the living area and kitchen area enhancing the space's warmth and character.

The first floor features a spacious primary bedroom, highlighted with bespoke built-in wardrobes with a handleless design and a cast iron fireplace. The bathroom on this level is beautifully appointed with brass-effect shower fittings, a stainless steel sink set in a teak vanity, and underfloor heating, adding to the sense of luxury. The second floor offers two further well proportioned bedrooms, each with exposed brick walls, engineered oak flooring and there is a modern well appointed shower room.

Outside, a charming brick and blue-brick courtyard leads to a separate outbuilding that can serve as a home office or gym, adding versatility to the property. There is shared pathway access to a further outbuilding/store and a garden area offering a tranquil escape with a lawned area and a raised timber decked seating area.







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The Location

Aston on Trent is a desirable village offering a peaceful rural setting with easy access to local amenities. The property is within walking distance of the local primary school, making it an ideal location for families.

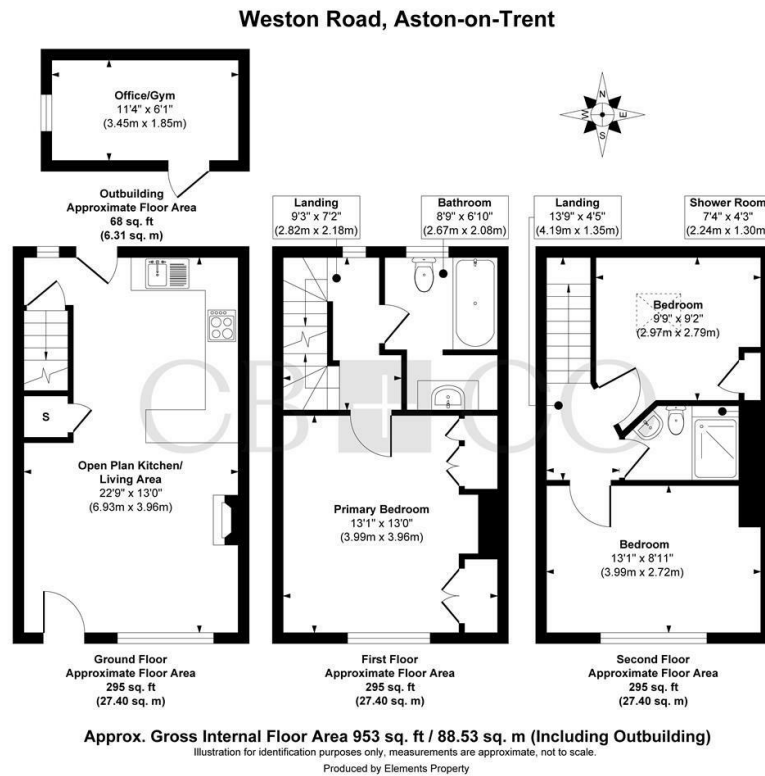
The village features charming pubs, including The Malt and Notsa, known for its selection of cask ales, and offers picturesque river walks along the Trent. For leisure and outdoor activities, nearby Elvaston Castle and its surrounding parkland provide a perfect retreat. The surrounding Derbyshire countryside offers a wealth of scenic spots for exploration.

Transport links are excellent, with quick access to East Midlands Parkway for rail travel to London, as well as the M1 and A50, providing excellent road links to surrounding areas and beyond. The nearby airport adds further convenience for travel.









The Particulars

- Beautiful Three Bedroom Grade II Listed Three Storey Cottage
- Comprehensively Upgraded & Stylish Presentation
- Wealth of Character & Charm
- Stylish Open Plan Living Room & Kitchen
- Three Bedrooms, Stylish Bathroom & Separate Shower Room
- Spacious Primary Bedroom with Bespoke Built in Wardrobes
- Converted Outbuilding - Gym or Home Office
- Shared Access to Garden Area
- Highly Sought after South Derbyshire Village
- Excellent Road Links & Easy Access to East Midlands Airport

Size

Approx 953.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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