



## 2 Bed Cottage

6a New Road, Darley Abbey, Derby DE22 1DR  
Offers Around £315,000 Freehold



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& Company

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- Double Fronted Grade II Cottage Located in the Heart of Darley Abbey Village
- Close to Darley Park & Derwent Valley Mills
- Lounge with Log Burner
- Fitted Kitchen and Dining Room
- Two Bedrooms and Fitted 4-Piece Bathroom
- Pleasant Garden with Greenhouse
- Driveway with Electric Car Charger
- Detached Garage
- Well Presented Throughout – No Chain Involved
- Unique Private Position – Nicely Positioned

BEAUTIFUL COTTAGE with DRIVEWAY & GARAGE – A well presented south-facing two bedroom Grade II cottage offers a delightful blend of comfort and character. The home is nicely positioned set within the noted conservation area and enjoys a unique position – cannot be seen from New Road!

The property enjoys a cosy lounge featuring a log burner, perfect for those chilly evenings. The fitted kitchen seamlessly flows into the dining area, creating an ideal space for entertaining family and friends.

The cottage comprises two well-sized bedrooms, providing ample space for relaxation. The fitted four-piece bathroom is both stylish and functional, catering to all your needs. Outside, the pleasant garden is a true highlight, complete with a greenhouse, offering a wonderful opportunity for gardening enthusiasts or simply a tranquil space to unwind.

Additionally, the property benefits from a driveway and a garage, ensuring convenient parking and extra storage – a true rarity for a cottage in Darley Abbey.

This charming cottage is perfect for those seeking a peaceful retreat while remaining close to local amenities and the picturesque surroundings of Darley Abbey and beautiful Darley Park.

The cottage is within a short walk to the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. The village is located on the banks of the attractive River Derwent with bridge and magnificent weir.

A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

## The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers a general store, historic church, Broadway public house and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. Derwent Valley Mills including a fine dining restaurant and popular wine bars. It also has a nature reserve known as Nutwood. This property is within the catchment area for Ecclesbourne Secondary School situated in Duffield. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

## Accommodation

### Entrance Hall

5'0" x 2'11" (1.53 x 0.90)

With entrance door with inset window with leaded finish, character leaded window with internal secondary double glazing, tile flooring and coving to ceiling.

### Lounge

13'5" x 12'4" (4.11 x 3.77)

With chimney breast with exposed brick fireplace incorporating log burning stone and raised stone hearth, high ceiling, stripped decorative beams to ceiling, pine skirting boards, radiator, bespoke fitted wood shelving to either side of chimney breast including fitted base cupboard with pine fronts, charming small leaded character window with fitted blind, panelled door, fitted wall lights, additional character leaded window with secondary double glazing and internal stripped latched door.



## Dining Room

10'0" x 5'9" (3.06 x 1.77)

With high ceiling, decorative beams to ceiling, radiator, character leaded window with internal secondary double glazing, useful understairs storage cupboard and door opening onto stripped staircase with stripped handrail leading to first floor.



## Fitted Kitchen

11'9" x 5'9" (3.60 x 1.77)

With Belfast style sink with chrome period style mixer tap, wall and base fitted units with solid oak worktops, travertine tile splashbacks, Rangemaster cooker with Rangemaster extractor hood over, built-in microwave, integrated washing machine, integrated fridge, integrated freezer, wine rack, integrated dishwasher, kickboard lighting, concealed worktop lights, concealed Logic boiler, matching tile flooring, high ceiling, coving to ceiling, radiator and sealed unit double glazed character leaded window.



### Fitted Four-Piece Bathroom

8'5" x 6'9" (2.57 x 2.07)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboards underneath and above, low level WC, separate double shower cubicle with chrome fittings including shower, travertine fully tiled walls with matching travertine tile flooring, heated towel rail/radiator, high ceiling, spotlights to ceiling, skylight window, sealed unit double glazed leaded obscure window with fitted blind, extractor fan and internal stripped latched door.



### First Floor Landing

2'4" x 2'4" (0.73 x 0.73)

With character leaded window and access to roof space.

### Bedroom One

12'9" x 10'0" (3.91 x 3.05)

With featured arched built-in double wardrobe with pine fronts with base cupboards underneath, chimney breast incorporating decorative display period style fireplace, high ceiling, pine skirting boards, radiator, character leaded window with internal secondary double glazing and internal stripped latched door.



## Bedroom Two

10'0" x 7'9" (3.06 x 2.37)

With fitted double wardrobe with pine fronts, high ceiling, pine skirting boards, featured exposed character beam, radiator, character leaded window with internal secondary double glazing and internal stripped latched door.



## Garden

Being of a major asset to the sale, is it's lovely, south facing garden enjoying shaped lawns, a varied selection of shrubs and plants, brick base patio providing a pleasant sitting out entertaining space and water feature.



## Driveway

A driveway provides car standing spaces. Electric car charger.

## Detached Garage

16'2" x 8'11" (4.94 x 2.72)



## Greenhouse

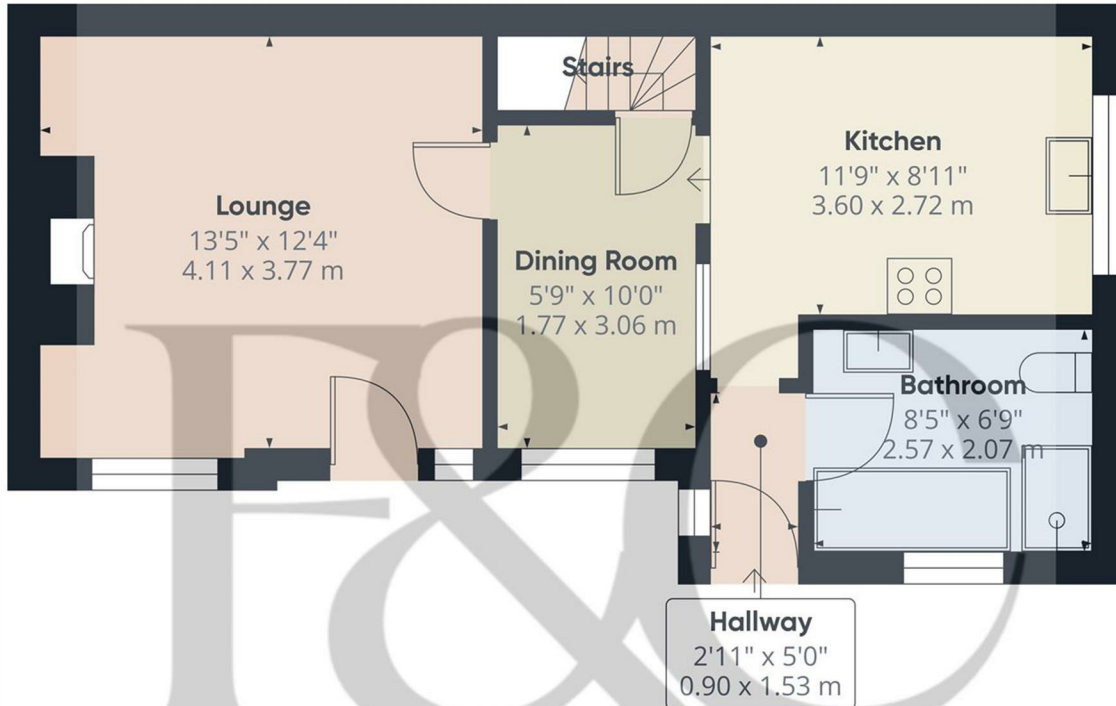
8'0" x 6'4" (2.44 x 1.94)



Council Tax Band C  
Derby City



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**Approximate total area<sup>(1)</sup>**  
 423.24 ft<sup>2</sup>  
 39.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

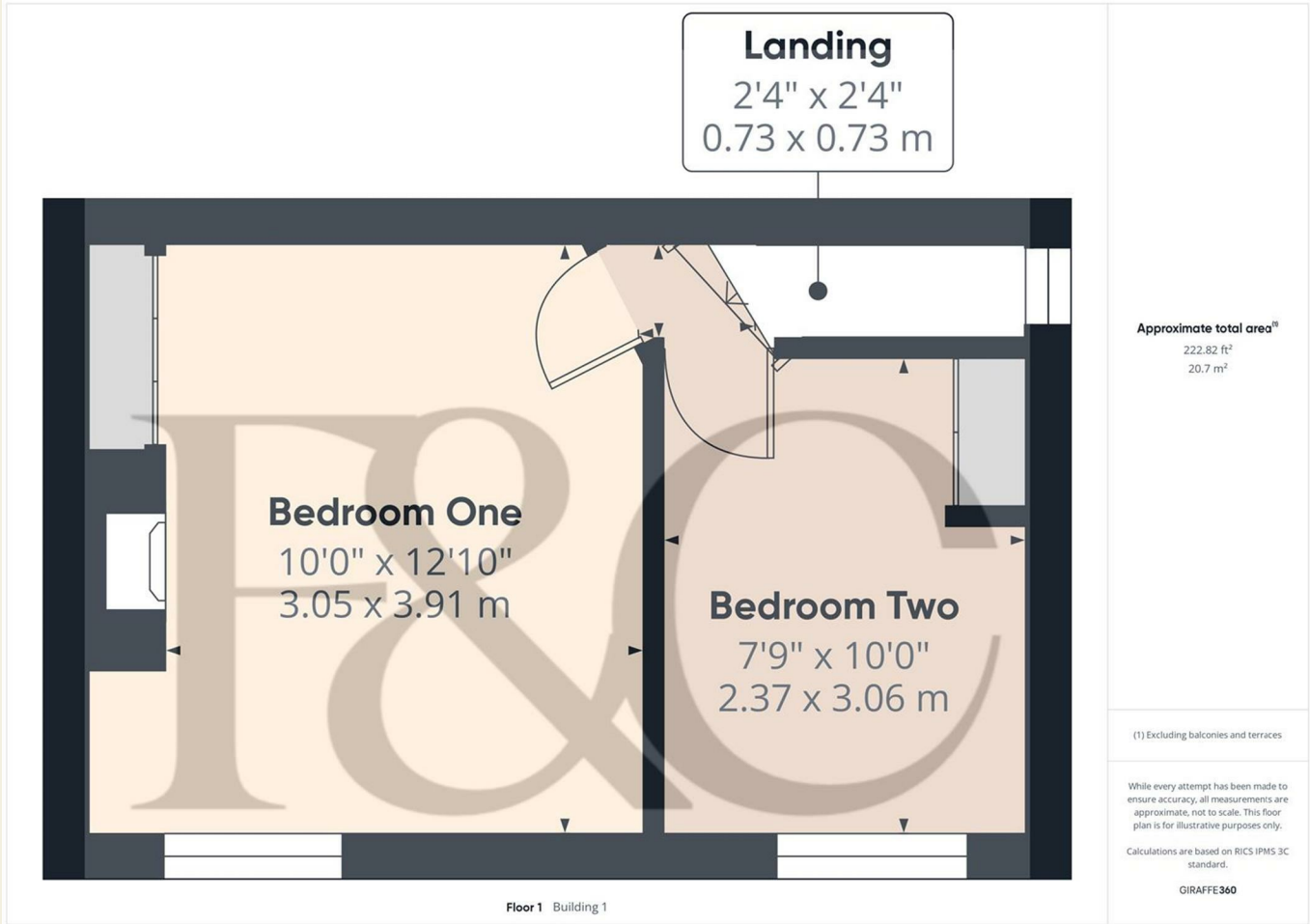
Calculations are based on RICS IPMS 3C standard.

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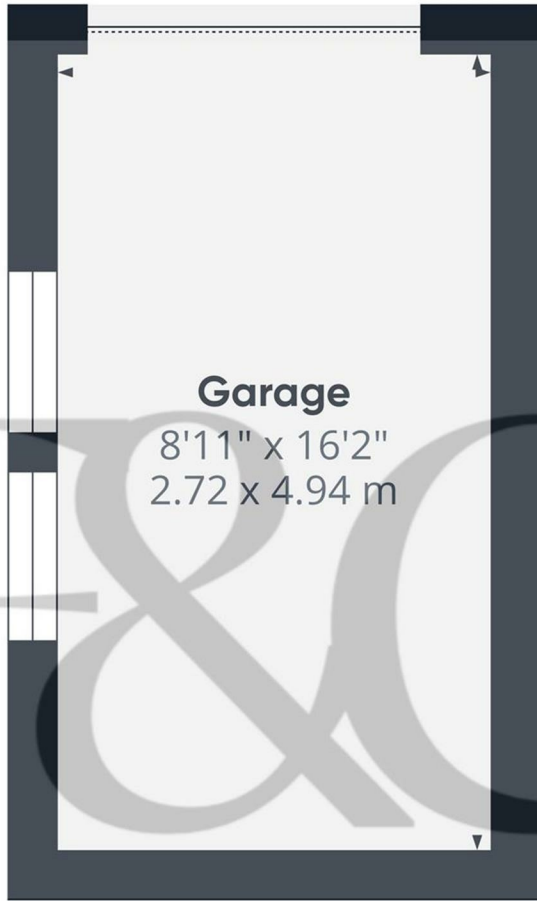
Floor 0 Building 1

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**Garage**  
8'11" x 16'2"  
2.72 x 4.94 m

Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

144.77 ft<sup>2</sup>  
13.45 m<sup>2</sup>

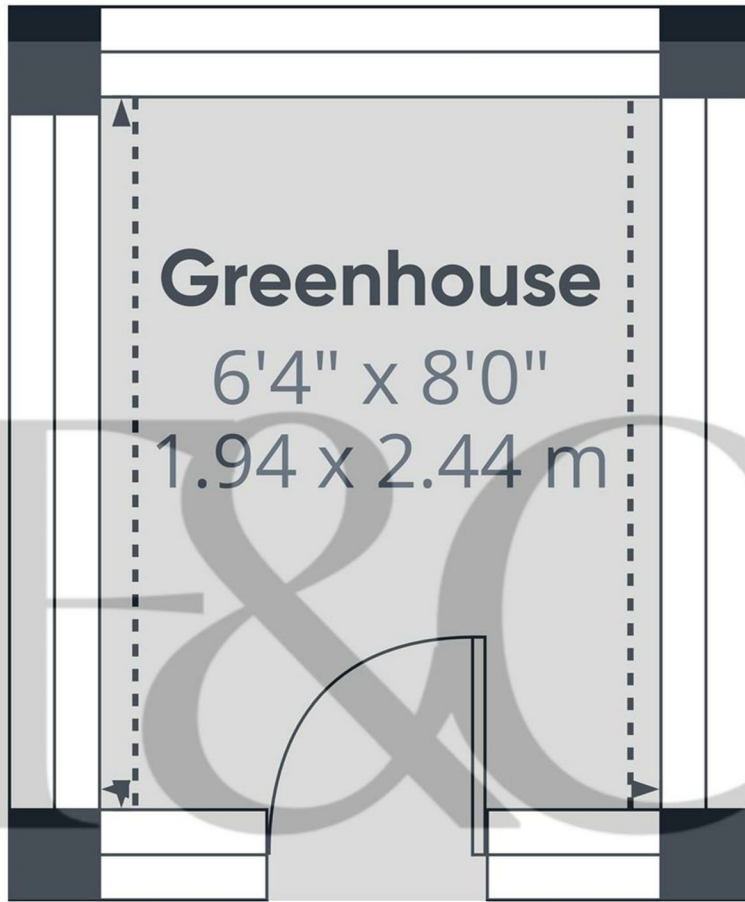
(1) Excluding balconies and terraces

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# Greenhouse

6'4" x 8'0"  
1.94 x 2.44 m

Floor 0 Building 3

### Approximate total area<sup>(1)</sup>

50.16 ft<sup>2</sup>  
4.66 m<sup>2</sup>

### Reduced headroom

4.28 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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