

THE FARMHOUSE, MANOR FARM, MICKLEOVER, DERBY

PRICE £795,000

4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO
THE FARMHOUSE, MANOR FARM, MICKLEOVER

THE FARMHOUSE - An impressive Grade II listed farmhouse, the centre piece of an exclusive farmyard setting of just five properties, forming part of Manor Farm. An exclusive development of individually designed homes in the heart of Mickleover Village, created by the renowned, award-winning local developer, Chevin Homes.

This stunning, high-specification four double bedroom, three-storey period farmhouse is due for completion in January 2027. This property will combine style, character and contemporary living, complete with a double garage and generous landscaped gardens.

Offering a rare combination of historic charm, high-quality finishes and thoughtfully designed modern living, this exceptional farmhouse presents an exciting opportunity to acquire a distinctive period home with generous outdoor space in a most convenient and desirable location.

THE DETAIL

This impressive Grade II listed farmhouse on Vicarage Road, Mickleover, forms the centrepiece of an exclusive farmyard development of just five homes, occupying the largest plot within the development. Currently undergoing an extensive programme of renovation, the property is being transformed to a high specification family home, Combining a wealth of original character features with contemporary design and modern comforts. Completion is due January 2027.

Arranged over three floors, the accommodation will begin with a welcoming entrance hallway leading to a spacious sitting room featuring attractive wall panelling, a characterful fireplace and door opening onto the garden.

At the heart of the home will be a stunning open-plan dining kitchen, incorporating quartz work surfaces, quality branded appliances, a boiling-water tap and a feature fireplace. Further practical spaces will include a generous utility area, pantry/boot room, useful storage facilities and a cellar.

The first floor will provide two generous double bedrooms, a stylish shower room and additional storage. Two further double bedrooms and a family bathroom will be situated on the second floor.

Externally, the property will enjoy a delightful south-west-facing garden with a paved patio and generous lawn, ideal for outdoor dining and relaxation. In addition there is a block-paved driveway and double garage, which will benefit from an electric vehicle charging point.

Additional features will include an intruder alarm, external water tap and outdoor power socket.





The Location

Manor Farm is located within the heart of Mickleover village and the Farmhouse is the centrepiece of an exclusive and charming farmyard setting of just five properties.

Situated within walking distance of the village centre with a wide range of amenities in the village. 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, Manor Farm 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.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.









The Farmhouse, Manor Farm, Vicarage Road, Mickleover, Derby



Approx. Gross Internal Floor Area 2288 sq. ft / 212.55 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

2288.00 sq ft

EPC RATING

COUNCIL TAX BAND

- Stunning Grade II Listed, Three Storey Four Double Bedroom Farmhouse
- High Specification - Currently Undergoing a Comprehensive Scheme of Renovation
- Beautifully Blend of Character Features & Contemporary Style
- Exclusive Development - Close to the Heart of Mickleover Village
- Entrance Hallway & Stylish Living Room with Feature Fireplace & Panelling
- Stunning Dining Kitchen, Spacious Utility Room, Boot Room/Pantry & Store
- Four Double Bedrooms, Two Beautifully Appointed Bathrooms & Store
- Generous South West Facing Rear Garden, Driveway & Double Garage
- No Chain Involved - Part Exchange Considered
- Renovation Works - Completion Around January 2027

CURRAN BIRDS + CO

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DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

THE STUDIO

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