

# Brun Lane, Kirk Langley

aksresidential.com

Offers in excess of  
**£775,000**



**AKS**  
THE ESTATE AGENCY

This property at a glance:



Watch the video



# Brun Lane, Kirk Langley



## Mikaela says:

“This beautiful gated property, approached via a sweeping driveway and surrounded by open fields, had me captivated from the moment I arrived. Stepping inside, the spacious entrance hallway is bright and welcoming. An internal door to the garage, a WC, and a handy storage cupboard make this an impressively practical space as well as an inviting one too.

The dining room is where the home truly begins to reveal its magic. The views are breath taking, a generous open space perfect for a large dining table, flowing seamlessly into the full-glass summer room, which shows the exceptional views over the garden. The open-plan kitchen sits just beyond, partitioned by a breakfast bar and warmed by the Nobel oven. For such a large space, it feels remarkably cosy and homely. The summer room is one of the most beautiful spaces I've seen, with heated flooring and panoramic glazing, it's a room to enjoy all year round, the perfect place to sit back and simply take it all in. The living room is another standout room for me, with floor-to-ceiling windows overlooking the garden, a striking feature fireplace, and even a projector for a true cinematic experience. A further reception room sits quietly at the back of the home, offering a secluded, intimate space, ideal for unwinding or finding a moment of calm. A useful utility space finishes off this area perfectly.

Upstairs does not disappoint, the five spacious bedrooms provide flexibility for family life, guests, or working from home. The main bedroom offers space and privacy in equal measure, accessed via its own hallway and complete with an en-suite, built-in wardrobes, and dual-aspect views. It delivers everything you'd hope for in a primary suite. The second bedroom feels just as special, also set back from the landing with its own hallway, built-in wardrobes, and an en-suite, overlooking the beautiful front garden. The remaining three bedrooms are all well-proportioned, and the main family bathroom is perfectly positioned for convenience.

The outside space is truly exceptional. Every corner of the garden feels thoughtfully designed to make the most of this wonderful setting. Tucked into the front corner of the home is a private seating area, accessible straight from the kitchen, which feels like the perfect spot for a morning coffee in the warmer months. A pathway lined with mature borders leads you to the rear garden, beautifully maintained with trees and planting that burst into life through spring and summer and in autumn time offers apples, plums and berries.

**AKS**  
THE ESTATE AGENCY

[aksresidential.com](https://aksresidential.com)



# Brun Lane, Kirk Langley



## Did you spot...

This fantastic family home is within the catchment area for Ecclesbourne School



## A message from the seller:

"Welcome. It is with some regret that we offer for sale our home of the last 27 years, It is full of happy memories of raising our family, waking up to the wonderful views of the garden and countryside, enjoying life in this friendly village, sharing meals around the dining table and BBQs in the evening sun on the patio. Sadly, nothing lasts forever and we have decided the time has come to downsize and move to be nearer our children. We cannot sell our memories but we do hope to be able to pass this lovely house on to others who will find as much happiness here as we have had."

**AKS**  
THE ESTATE AGENCY

# Floor Plan



Total area: approx. 257.6 sq. metres (2772.7 sq. feet)

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(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	

# Brun Meadow, Kirk Langley

Presented by

**AKS**  
THE ESTATE AGENCY



300+ 5 star Google Reviews



## Key Features:

- SWEEPING DRIVEWAY AND INTEGRAL DOUBLE GARAGE
- OPEN PLAN KITCHEN-DINER
- VERSATILE DOWNSTAIRS LAYOUT
- FIVE SPACIOUS BEDROOMS, THE MAIN AND SECONDARY BEDROOMS INCLUDE EN-SUITES
- ADDITION OF A SUMMER ROOM LOOKING OVER THE VAST PRIVATE GARDEN
- FANTASTIC RURAL LOCATION WITH BEAUTIFUL VIEWS
- EPC RATING D
- ECCLESBOURNE SCHOOL CATCHMENT



## About the area:

Kirk Langley is a charming and peaceful Derbyshire village set just off the A52, positioned around 4 miles northwest of Derby and a short drive from Ashbourne. It's a place known for its open countryside, friendly community feel and easy access to both rural walks and nearby towns. Kirk Langley sits directly off the A52, giving quick access to both Derby and Ashbourne with access routes toward the A38, A50, and wider Midlands network. This makes the village ideal for commuters who want countryside living without losing convenient road connections.



## Schools:

The village is also served by local bus routes into Derby and Ashbourne and is within the school catchment area of Ecclesbourne, Longlane and Brailsford. Muggington Primary school along with Repton and Denstone schools are also close by.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

