

MANOR FARM, VICARAGE ROAD, MICKLEOVER, DERBY

PRICE £275,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO MANOR LODGE, MANOR FARM, MICKLEOVER

MANOR LODGE - A stunning, high-specification and exceptionally spacious one-bedroom Lodge House, seamlessly combining period character with contemporary living. Beautifully blending original features with modern design, this exceptional home will be finished to an impressive standard.

The property forms part of Manor Farm, an exclusive development of just five individually designed homes in the heart of Mickleover Village, created by renowned, award-winning local developer Chevin Homes.

THE DETAIL

Offering a rare combination of historic charm, high-quality finishes and thoughtfully designed contemporary living, this exceptional home presents a unique opportunity to enjoy stylish, characterful accommodation in a highly convenient location at the heart of Mickleover Village.

Due for completion in January 2027, this stylish Lodge House will offer well-appointed accommodation, including a characterful living room, a beautifully designed kitchen and, on the first floor, a particularly spacious double bedroom complemented by a stunning four-piece bathroom suite.

Externally, the property will benefit from an allocated parking space.

CB+CO





The Location

Manor Farm, Mickleover. A brand new and exclusive development of nine individual properties including, contemporary bungalows and houses set in a charming farmyard scheme in the heart of Mickleover 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.

CB+CO

Manor Lodge, Manor Farm, Vicarage Road, Mickleover, Derby



Ground Floor
Approximate Floor Area
455 sq. ft
(42.27 sq. m)

First Floor
Approximate Floor Area
455 sq. ft
(42.27 sq. m)

Approx. Gross Internal Floor Area 910 sq. ft / 84.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE PARTICULARS

APPROX

910.00 sq ft

EPC RATING

COUNCIL TAX BAND

- Stunning Character One Double Bedroom Cottage
- 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
- Characterful Living Room & Beautifully Appointed Kitchen
- One Spacious Double Bedroom & Stunning Four Piece Bathroom
- Allocated Parking Space - No Garden
- First Class Local Shops & Amenities just a Short Walk Away
- Currently Undergoing Renovation - Completion January 2027
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
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