



The Wharf,  
Shardlow, Derbyshire  
DE72 2HG

**£795,000 Freehold**



THIS IS A BEAUTIFUL COTTAGE SITUATED IN THE HEART OF SHARDLOW VILLAGE WHICH IS TASTEFULLY APPOINTED THROUGHOUT AND PROVIDES FOUR DOUBLE BEDROOM ACCOMMODATION, THERE IS A PRIVATE GARDEN AT THE REAR AND A DETACHED TRIPLE GARAGE, CARPORT AND LONG SHED TO THE REAR AND PRIVATE GARDEN, WHICH HAS THE POTENTIAL TO BE CONVERTED INTO A SEPARATE DEVELOPMENT.

Being situated at the head of a quiet cul-de-sac in the heart of Shardlow, close to where the canal runs through the village to The Wharf, this large cottage style property has tastefully finished accommodation arranged on three levels and since purchasing the property, the current owners have refurbished and upgraded the property to a high standard throughout. For the size and layout of the accommodation and privacy of the rear gardens to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property also benefits from having a detached triple garage building positioned to the right of the main property, and this has a wide driveway at the front, land and garden at the side with a large wooden shed/storage facility at the rear and we believe there is the potential, subject to obtaining the necessary permissions, to convert this building into a separate home. Shardlow is well placed for easy access to the amenities and facilities provided by Castle Donington, East Midland Airport, Long Eaton, Derby and other main towns in the area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road at the front and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefits of having gas central heating. There are two main entrance doors at the front and the ground floor accommodation includes a dining hallway with a large angle nook fire place with log burning stove, breakfast kitchen with hand-made wooden units, a large lounge with a log burning stove and doors leading out to the private rear garden, to the first floor the landing leads to two double bedrooms, with the main bedroom having a shower room/w.c. and there is the main bathroom which can be accessed from the landing and the second bedroom. There are two flights of stairs taking you to the second floor where there are two further double bedrooms, with one of the bedrooms having a shower room en-suite. Outside the main garden area is positioned at the rear and this has been landscaped and designed to provide several areas to sit and enjoy outside living with there being a covered veranda area to the immediate rear of the house. There is also a large separate garage building which is currently divided into three areas, with one part being built at a height so it can accommodate a motor home or similar vehicle, there is a driveway at the front which could provide off road parking for up to five vehicles, a piece of land and a newly created garden at the side and a large wooden storage building at the rear, and as previously mentioned we believe this separate building could possibly be converted into a separate home.

Shardlow is a sought after village which is well positioned for easy access to Derby, Nottingham, Loughborough and other East Midlands towns and cities, there is a local schools for younger children with schools for older children being found at Castle Donington, Long Eaton and Spondon, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the transport links include J24 of the M1, the A50 and A42, East Midlands Parkway station, East Midlands Airport and the various main roads which provide good access to Nottingham, Derby, Loughborough and Leicester as well as other East and West Midlands towns and cities.



### Front Door

Original wood panelled front door with two inset glazed panels leading to:

### Dining Hallway

The spacious dining hall has a Georgian glazed window to the front and a Georgian glazed door leading out to the private rear garden, stairs with balustrade leading to the first floor with an understairs storage/cloaks cupboard, Karndean style flooring leading into the inner hall, feature Inglenook style fireplace with a log burning stove, a brick inset and quarry tiled hearth and two wall lights.

### Inner Hall

Radiator, Karndean style flooring, wall lights and pine doors leading to the ground floor w.c. and lounge.

### Ground Floor w.c.

Having a white low flush w.c. with a concealed cistern and pedestal wash hand basin, panelling to two walls, radiator, opaque glazed window and a light over a mirror on the wall by the sink.

### Lounge

23' x 11'3 approx (7.01m x 3.43m approx)

The large lounge is a spacious room and has a Georgian glazed window to the front and double opening Georgian glazed doors leading out to the covered area at the rear of the property and there is also a Georgian glazed window to the rear, log burning stove set in a feature brick chimney breast with a wooden mantle over and quarry tiled hearth, four wall lights and two feature radiators.

### Dining Kitchen

The kitchen has been fitted by the new owners with cream finished hand-made wooden units and Beech wooden work surfaces and includes a ceramic 1½ bowl sink with a mixer tap set in a work surface which extends to two walls and incorporates a five burner cooking Range housed in a feature recess with there being housing for a washing machine, a Siemens dishwasher, cupboards and drawers below, Worcester Bosch boiler housed in a matching fitted cupboard and two matching shelved wall cupboards, L shaped work surface with wide drawers, cupboards and a single drawer below, two display cabinets with central shelving and drawers with shelves to either end, upright shelved double pantry cupboard, beams to the ceiling, flag stone flooring, feature vertical radiator, Georgian glazed window to the front, original wood panelled door with two inset glazed panels leading out to the front of the property, aerial point and power point for a wall mounted TV, drop lights around the kitchen and over the dining area.

### First Floor Landing

Georgian glazed window to the front, radiator, stairs leading to the second floor from the main landing and pine doors to the main bedroom and bathroom, with there being a door on the landing which provides access to the landing leading to doors to the second bedroom and to a second flight of stairs to the second floor.

### Bedroom 1

17'6 to 14'5 x 12' approx (5.33m to 4.39m x 3.66m approx)

The main bedroom has a vaulted ceiling with exposed beams, two double glazed windows to the front and a double glazed window to the rear, two feature radiators, three double built-in wardrobes extending along one wall, pine flooring and aerial and power point for a wall mounted TV.

### En-Suite Shower Room

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and folding glazed door, extractor fan, recessed lighting to the ceiling, ceramic sink set in a surface with a double cupboard below, tiled splashback and a low flush w.c. with a concealed cistern, mirror and light with a clock to one wall, chrome ladder towel radiator and an extractor fan.

### Bedroom 2

11'10 x 9'4 approx (3.61m x 2.84m approx)

The second bedroom has folding doors with inset glazed panels leading out to the landing and two eye level windows, there is a radiator on the landing, built-in cupboard/wardrobe and a door leading into:

### Bathroom

The bathroom has doors from the landing and second bedroom and has a white suite with a panelled bath having a mains flow shower over with a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, low flush w.c., pedestal wash hand basin set on a wood panelled walls with lights to either side, an extractor fan, recessed lighting to the ceiling, two chrome ladder towel radiators and wood panelling to two walls.

### Second Floor

There is a flight of stairs from the landing taking you to the third bedroom.

### Bedroom 3

13' x 11'10 approx (3.96m x 3.61m approx)

Georgian sash style window to the front, radiator, pine flooring, vaulted ceiling with two beams, built-in cupboard with a rail and shelving and there is a pine door connecting to bedroom 4.

### En-Suite

The en-suite to the third bedroom has tiled walls, a walk-in shower with tiling to three walls and an electric shower with a folding glazed door, hand basin with a mixer tap and double cupboard below and low flush w.c., chrome ladder towel radiator, mirror with glazed shelf to one wall and tiled flooring.

### Bedroom 4

13'10 to 7'8 x 11'10 approx (4.22m to 2.34m x 3.61m approx)

The fourth bedroom is accessed via a staircase from the first floor or through a door from bedroom 3 and therefore the two rooms from the second floor would make an ideal living area for an older family member. The fourth bedroom has a Georgian sash window to the front, feature radiator, pine flooring, door leading to the staircase taking you to the first floor, double built-in wardrobe, vaulted ceiling with wood panelling and beams with lighting to one beam.

### Outside

At the front of the property there is a parking area in front of the cottage with raised brick beds having established planting including climbing roses in front of the house, there is outside lighting, two entrance doors to the property and an outside tap is provided.

The rear garden is a particularly important feature of this lovely cottage and this has been landscaped with a tiled patio having a glazed roof window over, cobbled paths with established borders to the sides leading to a further seating area at the bottom right hand corner of the garden with there being a raised bed to the side, there is a pergola walk through with established clematis plants climbing over the pergola and a cobbled pathway with low level lighting with the path winding around the garden to the patio positioned at the bottom. There are walls and natural screening to the rear and side boundaries, a gate leads to a path running along the side and provides access to the separate garage building, there is an outside water supply, lighting around the garden and over the covered seating area, there are outside power points and Georgian glazed doors leading out from the dining hallway and main lounge.

There is a driveway in front of the garage which provides parking for at least three vehicles and there is a gate with wooden fencing providing access to a car port on the right hand side (16'3 x 7'4 approx) which could have a further driveway at the front to provide more off road parking if this was required by a new owner. Outside lighting is provided at the front of the garage and there is a large wooden shed/workshop at the rear which can be accessed from two sides.

### Garage Building

18'9 x 26'6 overall approx (5.72m x 8.08m overall approx)

The separate garage building is in effect a triple garage and is currently divided into three areas, with the section on the left being a higher part of the building and was originally built to house a motor home and there are double folding wooden doors to the front, there is storage space in the loft above the second garage area and power points and lighting are provided. The second garage on the right hand side has been divided with a wall to create a work room area and this has wooden folding doors to the front, with two doors having inset glazed panels and power and lighting is provided in this area and there is a loft above this garage.

### Workshop/Shed

19'5 x 6'8 approx (5.92m x 2.03m approx)

The substantial shed is positioned at the rear of the garage and this has two entrance doors, a pitched roof, wooden flooring and power points and lighting are provided in the workshop/shed.

### Development Potential

We believe that subject to obtaining the necessary permissions, the detached garage building with its newly created garden to the side could be converted into a separate home.

### Directions

The property is best approached by leaving the A50 at the Shardlow roundabout dropping onto the A6 and turning right onto Wilne Lane. Past the malt inn and bridge and left into after some distance onto The Wharf.

8875AMMP

### Council Tax

Band F

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 61mbps Ultrafast 2000mbps

Phone Signal – Vodafone, O2, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

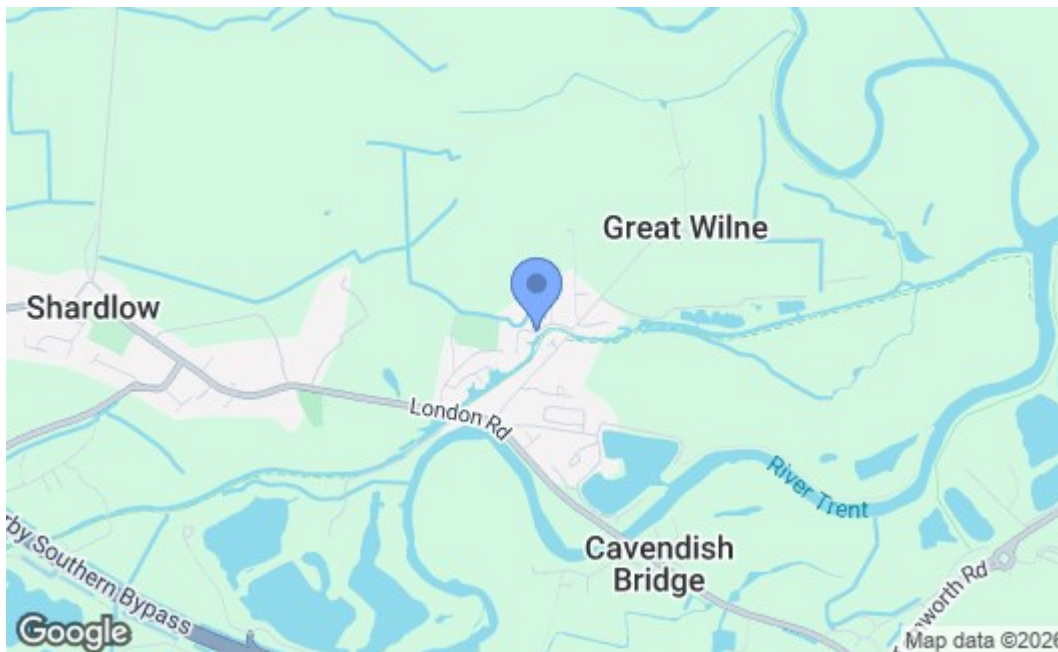
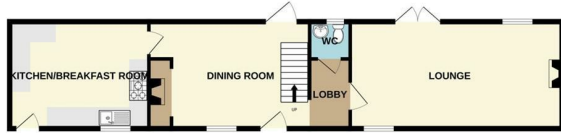
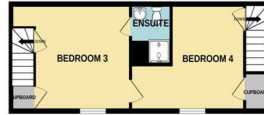
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.