



The Park,  
Shardlow Hall, Shardlow  
DE72 2GP

**£595,000 Freehold**



BEING SITUATED AT THE HEAD OF A LONG PRIVATE DRIVE, THIS THREE DOUBLE BEDROOM COTTAGE ALSO INCLUDES A SEPARATE LIVING ANNEX WITHIN THE DETACHED GARAGE BUILDING AND IS ALL SET IN APPROXIMATELY 0.8 OF AN ACRE OF GROUNDS.

This three double bedroom cottage is set in a beautiful location behind Shardlow Hall in 0.8 of an acre of grounds which back onto open fields and countryside. The property has been updated throughout, but still retains many original features which will be seen when people take an internal viewing, which is something we recommend if you are interested in this style of property. Although the cottage has a rural setting, it is within easy reach of main cities and towns and to excellent transport links, all of which have helped to make this a very popular and convenient location in which to live. As well as the three bedroom accommodation provided by the main cottage, there is a brick and stone built garage/annex building which includes living accommodation to the side and above the garage which is ideal for an elderly relative or older family member who is looking for some form of independent living. The level gardens extend from the front to the side and rear of the cottage where there is a large Indian sandstone patio extending across the back of the property.

The cottage stands at the head of a long drive which has lawns to either side and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation in the main cottage derives the benefits from having gas central heating and double glazing and is entered through a solid oak front door to the reception hall which has doors into the breakfast kitchen which is fitted with wall and base units, the dining/sitting room has doors into the conservatory and a door to the main lounge/sitting room which has a feature fireplace with a log burning stove. To the first floor the landing leads to the three double bedrooms, two of which have fitted bedroom furniture and the bathroom which has a mains flow shower system over the bath. Outside there is the detached brick and stone garage building which includes the independent annex, a second double garage, various sheds and a greenhouse and the lawned gardens extend from the front to the side where there is a fire pit seating area and to the patio at the rear of the cottage.

Shardlow is within easy reach of the shopping facilities found at Castle Donington and Long Eaton and also at Pride Park and Derby. There is a local school for younger children at Shardlow with schools for older children being only a short drive away, there are walks in the surrounding picturesque countryside, healthcare and sports facilities and the excellent transport links include J24 of the M1, A50, A42, East Midlands Airport and Parkway station and various main roads which provide good access to Nottingham, Derby, Leicester and Loughborough and other East and West Midlands towns and cities.



### Reception Hall

Solid oak front door with a double glazed inset panel, stairs with a hand rail and boarding to the wall leading to the first floor, beams to the ceiling and doors leading to:

### Dining/Sitting Room

12' x 12' max approx (3.66m x 3.66m max approx)

Double opening French doors leading into the conservatory, radiator, understairs storage cupboard, wood panelled doors leading to the lounge and hall and beams to the ceiling.

### Conservatory

14' x 11' approx (4.27m x 3.35m approx)

Double glazed, double opening French doors leading out to the patio at the rear of the property, double glazed windows to the rear and side, vaulted polycarbonate roof, wall mounted convector radiator, tiled flooring and fitted vertical blinds to the French doors and windows.

### Lounge

15' max to 11' x 15' approx (4.57m max to 3.35m x 4.57m approx)

The main reception room has a double glazed bow window to the front and a double glazed window to the rear, double glazed French doors leading out to the patio area at the rear of the cottage, log stove set in a chimney breast with a wooden mantle and hearth, beams to the ceiling, two radiators and four wall lights.

### Breakfast Kitchen

15' x 11' approx (4.57m x 3.35m approx)

The kitchen is fitted with cream finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with drawers, cupboards and an integrated dishwasher below with the corner cupboards having carousels, L shaped work surface with cupboards and drawers beneath, matching eye level wall cupboards, pelmet with lights over the sink area, space for a cooking Range set in a tiled recess, pull out racked storage system with a shelved cupboard above, double glazed windows to the front, side and rear, recessed lighting to the ceiling, radiator, engineered oak flooring and door with inset glazed panel leading to the porch.

### Porch

Half double glazed door leading out to the side of the property with a double glazed window to the side, tiled flooring and cloaks hanging.

### First Floor Landing

Double glazed window to the front, feature timber to the stairs, radiator, hatch to loft, a built-in storage cupboard and an airing/storage cupboard.

### Bedroom 1

15' x 15' approx (4.57m x 4.57m approx)

Double glazed window to the front, double and triple wardrobes with providing hanging space and shelving and there is a central dressing table between the wardrobes with drawers under, matching low level storage unit, radiator, further built-in storage cupboard and two wall lights.

### Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)

Double glazed window to the rear, radiator, laminate flooring and two wall lights.

### Bedroom 3

12' x 8' approx (3.66m x 2.44m approx)

Double glazed window to the rear, wardrobes with cupboards over the bed position, range of wardrobes providing further hanging space and shelving, fitted desk with drawers and cupboard under, eye level cupboards with central shelving, radiator and an internal window to the landing.

### Bathroom

The bathroom is fitted with a white suite including a panelled bath with chrome hand rails and a mixer tap/shower with tiling to three walls and a glazed protective screen, hand basin set in a surface with double cupboard and drawers beneath, low flush w.c. with a concealed cistern, display cabinet with glazed shelving, half tiled walls, feature radiator with chrome towel rails, tiled flooring, opaque double glazed window and recessed lighting to the ceiling.

### Garage and Annex

To the right hand side of the property there is a detached garage building which includes a garage/store facility and living accommodation which is arranged at the side and first floor of the garage building.

### Kitchen Utility

14' x 8' to 5 approx (4.27m x 2.44m to 1.52m approx)

The kitchen/utility area within this part of the outside garage/annex has a stainless steel sink with a mixer tap set in a work surface with cupboards, fridge and drawers below, work surface with space for an automatic washing machine and tumble dryer below, double eye level wall cupboard, wall mounted electric heater, half double glazed door leading out to the side, stairs with balustrade leading to the first floor and a double glazed windows to the front and rear.

### Ground Floor Shower Room

Having a walk-in shower with a Mira shower, panelling to three walls and a folding glazed door, hand basin with a mixer tap and cupboard under and a low flush w.c., panelling to the walls, wall mounted heater, double glazed window to the side, recessed lighting to the ceiling and an extractor fan.

### First Floor Landing

Leading to:

### Bedroom

12' x 10'10 to 5' approx (3.66m x 3.30m to 1.52m approx)

The main bedroom within the annex has a double glazed window to the side, a vaulted ceiling with recessed lighting and a TV point.

### Storage/Office/Bedroom

10'10 x 5' approx (3.30m x 1.52m approx)

Having a double glazed window to the side, sloping ceiling with recessed lighting and a wall mounted heater.

### Garage

14' x 12' approx (4.27m x 3.66m approx)

The garage/storage area within this detached building next to the cottage has a folding up and over door to the front and lighting and power points are provided.

### Outside

The gardens are approximately 0.8 of an acre in size and are approached via double gates leading onto a sweeping driveway that leads to the parking areas at the front and side of the main garage and wooden detached garage. There are large lawned areas with mature trees to either side of the driveway and these extend to the right hand side of the property where there are further lawns that overlook open fields at the side and there is ranch style fencing running along the boundary. There is a fire pit/seating area to the side garden and at the rear of the cottage there is a large Indian sandstone patio which has an ornamental pond and rockered bed and there is hedging to the rear and fencing to the side boundary.

### Wooden Garage

20'10 x 20' approx (6.35m x 6.10m approx)

Insulated wood panelled garage with lighting, power points and electrical heating.

### Shed 1

15' x 10' approx (4.57m x 3.05m approx)

### Shed 2

12' x 8' approx (3.66m x 2.44m approx)

### Greenhouse

7' x 5' approx (2.13m x 1.52m approx)

### Covered Storage Area

18' x 6' approx (5.49m x 1.83m approx)

There is an outside storage area between the two sheds with there being lighting, an outside water supply and power points provided with further external lighting at the rear of the wooden garage building.

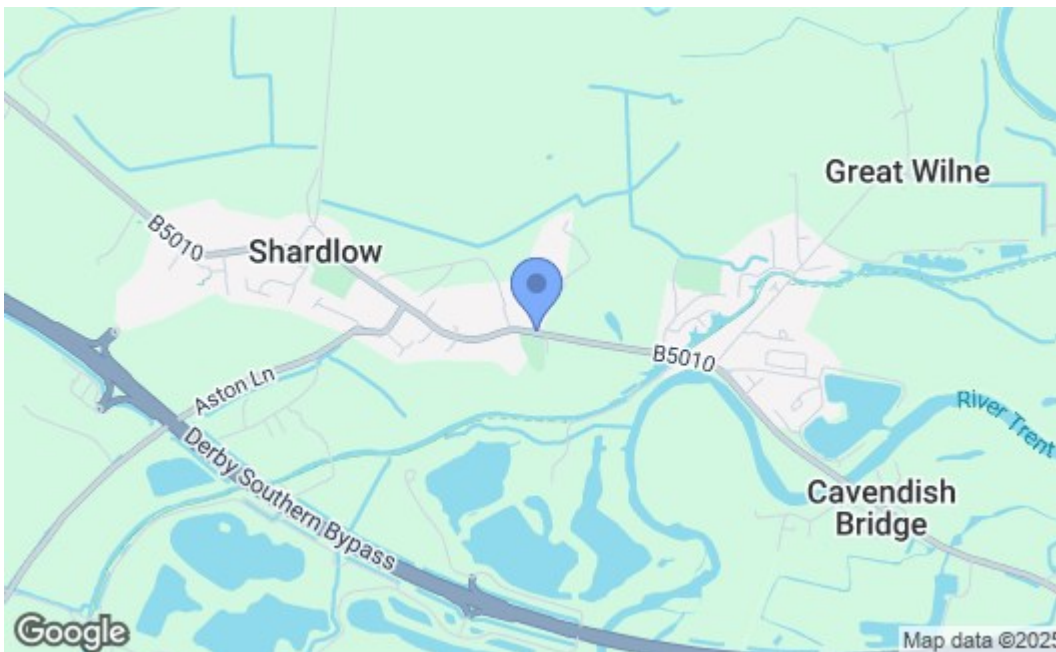
### Directions

From the A50 island proceed in the direction of Shardlow. Continue along London Road and at the Shardlow Day Nursery turn right and follow the road down. At the end turn left and the property can be found down a drive to the right.  
7676AMMP

### Council Tax

South Derbyshire Council Band D





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.