

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

The Loft, The Malthouse, The Wharf Shardlow, Derby, DE72 2HG



Sumptuously appointed and well presented three genuine double bedroom warehouse style property, enjoying an idyllic position on the Canal at Shardlow

- Superb accommodation for a professional couple • Lower ground floor • Cinema room / entertaining room • Mid level bedroom with dressing room or office and luxury en-suite bathroom • Upper ground floor • Lounge with magnificent King truss exposed beams and feature brick wall • Superb living kitchen with split level dining area, seating area and Bespoke fitted kitchen with integrated appliances included
- Two additional luxury en-suite bedrooms • Integral garage • Car space • **PLEASE NOTE** There is no garden •

£1,795 Per calendar month



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GENERAL INFORMATION

Enjoying a superb position adjacent to the Canal at Shardlow and close to enviable additional facilities, this individual sumptuously appointed and delightfully presented, offering warehouse style accommodation with an emphasis of quality and space. Providing three double bedroom accommodation, all with quality en-suite facilities. Viewing essential.

The property was converted many years ago to form a delightful property, with fine views over the Canal and spacious accommodation, ideally suitable for a professional couple, and we would immediately draw your attention to the fact that there is no garden to the property. However, the benefits are there for all to see and a recommended internal inspection will reveal open plan spacious hallway with metal staircase off providing access to a super cinema / entertaining room and ground floor cloakroom. Access is also provided to a mid-level bedroom, offering en-suite facilities and dressing room / study. There is also access to a garage with power, lighting and up and over door.

To the first floor there is a superb lounge with magnificent King truss beam, a living kitchen with raised dining area, living area and a Bespoke individually fitted kitchen with integrated appliances. There is an additional guest bedroom with luxury en-suite facilities and built-in wardrobes, with fine views over the Canal. The principal bedroom is stunning... with a superb en-suite wet room having exposed King truss beams.

Outside there is allocated parking and, as previously mentioned, direct access to the garage.

LOCATION

Shardlow is a delightful village which is famed for its variety of interesting properties. It is a highly sought after South Derbyshire village which sits on the Trent and Mersey Canal and offers beautiful walks along the canal path and open countryside. Shardlow notably has numerous real ale pubs, a reputable primary school, restaurants and local amenities, an impressive marina, very easy access to East

Midlands Airport, East Midlands Parkway approx 1 hour 20 mins to London, HS2, Amazon, the A50 and M1 motorway.

HISTORY OF SHARDLOW

Shardlow named "Serdelau" in the Domesday Book has existed since the bronze age as a national crossing point of the River Trent. Originally a river port, Shardlow developed rapidly with the opening of the Trent and Mersey Canal in 1770. Here goods were transferred between the wide boats of the River Derwent and the narrow boats to the Midlands Canal Network, or were stored in the growing number of warehouses for local distribution. 'The Loft' formerly a Malt Warehouse was built in 1799 and is one of the few warehouses remaining today, in prime location within the village of Shardlow and is officially part of the Derwent Valley Heritage Way.

ACCOMMODATION

ENTRANCE HALLWAY

Being shared, providing access to:

INNER HALL

With metal and timber staircase off. Oak block floor. Under stairs storage cupboard. Access to garage. Access to magnificent;

CINEMA / ENTERTAINING ROOM 5.52m x 6.01m (18'1" x 19'9")

With tiled floor. Wall mounted screen for projection. Two cast iron school type radiators. Hidden shelving. Decorative spot lighting.

CLOAKROOM

With low level WC and wash hand basin. Tiled floor.

MID-LEVEL

BEDROOM ONE 3.24m x 5.25m (10'8" x 17'3")

With picture window. Built-in wardrobes. Central heating radiator. Adjacent:

OFFICE / DRESSING ROOM 2.59m x 2.79m (8'6" x 9'2")

With central heating radiator. Spot lighting.

LUXURY EN-SUITE BATHROOM

Offering free standing bath, mixer chrome pillar taps over. Vanity

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wash hand basin and low suite WC. Heated chrome towel rail. Tiled floor. Extractor fan. Decorative spot lighting.

FIRST FLOOR

LANDING

With wooden floor. Exposed beams. Providing access to:

SUPERB LIVING KITCHEN 6.30m x 5.70m (20'8" x 18'8")

With living area and raised wooden area for dining. School type cast iron radiator. Glazed French doors providing access to the hallway. Beamed ceiling.

KITCHEN AREA

With one and a half bowl inset sink units and mixer taps over, base and drawer cupboards with granite work surfaces adjacent. Twin inset induction hobs with large extractor hood above. Built-in double oven and grill in matching housing unit. Tall food / broom cupboards. Offering recess for built-in American style fridge freezer. Integrated dishwasher. Built-in airing cupboard housing the boiler providing domestic hot water and servicing the central heating system. Roof light.

LOUNGE 5.02m x 5.68m (16'6" x 18'8")

A stunning room with heavy oak beamed ceiling. Exposed brick wall. TV point. Engineered wooden flooring. Two central heating radiators.

BEDROOM TWO 2.8m x 5.38m (9'2" x 17'8")

With built-in wardrobe with mirrored door to front. Beamed ceiling. Feature window providing access to the Canal. Central heating radiator. Exposed brick wall.

LUXURY EN-SUITE BATHROOM

With low level WC, vanity wash hand basin and storage cupboard beneath. Panelled bath with shower over and glazed side screen. Heated chrome towel rail. Decorative spot lighting. Extractor fan. Tiled floor.

PRINCIPAL BEDROOM 5.26m x 3.67m (17'3" x 12'0")

With wooden floor. Central heating radiator. Exposed King truss

beams. Built-in wardrobes with mirrored doors. Twin sink with vanity drawers. Raised storage area.

WALK-IN WET ROOM

With full tiled surrounds with two rain waterfall showers, low level WC.

OUTSIDE

There is ample car standing space and access to a **GARAGE 6.26m x 3.53m (20'6" x 11'7")** with engineered wooden flooring and electric powered up and over door.

COUNCIL TAX BAND

South Derbyshire Council - Tax Band

DIRECTIONAL NOTE

From Derby take the A6 through Alvaston and follow the signs for Shardlow. Proceed through the village and turn left into Wilne Lane. Passing over the bridge take your left into The Wharf and follow the road around and 'The Loft' will be situated on left hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers. Available now.

PROPERTY RESEVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

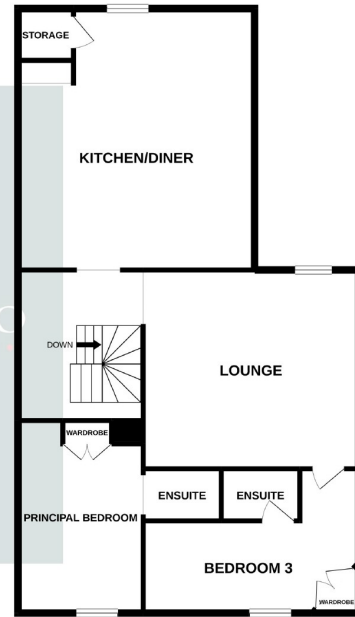
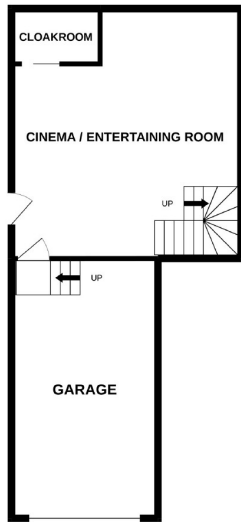
Strictly by appointment through Scargill Mann & Co - Derby Office 01332 206620.



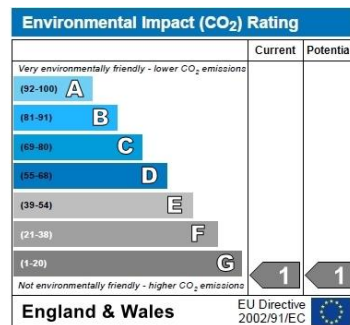
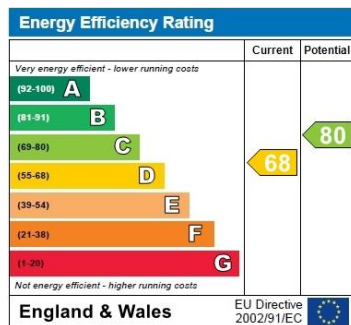
GROUND FLOOR

UPPER GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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