



The Wharf, Shardlow, Derby

£280,000



Key Features

- Characterful two-bedroom Cottage
- Lounge with sash window & log-burning stove
- Spacious four-piece bathroom with freestanding bath
- Garden room with lighting & power
- Two outdoor spaces including canal-side garden with shed





Tucked away in the heart of Shardlow's historic canal-side village, 16 The Wharf is a beautifully presented two-bedroom period cottage offering an exceptional blend of character, colour and contemporary comfort - all within one of Derbyshire's most picturesque settings.

The home welcomes you with a charming façade and cottage-style front garden. Inside, the cosy lounge features exposed floorboards, a sash window and a log-burning stove, creating a warm and inviting retreat. The separate dining room offers a versatile second reception space, ideal for entertaining or everyday family living, leading seamlessly through to a stylish, modern kitchen with sleek cabinetry, granite-style worktops and a bold red glass splashback.

Upstairs, there are two generous double bedrooms and a spacious four-piece bathroom featuring a freestanding bath, separate walk-in shower and tasteful decor. A useful boiler cupboard and additional walk-in wardrobe provide excellent storage options.

To the rear, the property enjoys two distinct outdoor spaces. The first is a

private courtyard-style garden designed for low maintenance with gravel pathways, mature planting and a timber garden room - complete with lighting and power, ideal for use as a home office, gym or creative studio. Beyond this, a second enclosed garden plot backs directly onto the canal, providing a tranquil spot with open views of the water and a handy shed for storage.

Perfectly positioned for canal walks, local pubs and Shardlow's friendly community, this home is full of warmth, character and lifestyle appeal — a true hidden gem for those seeking a peaceful yet connected place to live.

External

The property boasts an attractive period façade typical of Shardlow's character cottages, built in red brick with white-painted lintels and window surrounds. A sage-green front door and traditional tiled pathway create a charming first impression, framed by a well-kept cottage garden planted with flowering borders and mature shrubs.

Lounge

A warm and inviting reception room with feature fireplace housing a log-burning stove, exposed wooden flooring and sash window to the front elevation.







Dining Room

Versatile second reception room ideal for dining or entertaining, with tiled flooring, built-in storage and a rear-facing window offering garden views.

Kitchen

kitchen with a range of high-gloss white units, granite-style worktops, striking red glass splashbacks, integrated oven and hob, dishwasher, washing machine and space for appliances. Door to rear garden.

Bedroom One

Spacious double bedroom with sash window to the front, with access to a walk-in wardrobe.

Bedroom Two

Double bedroom overlooking the garden, high ceiling and feature fireplace

Bathroom

Generous four-piece suite including freestanding bath, walk-in shower with rainfall head, pedestal wash basin and WC. Finished with modern tiling and neutral tones. Storage cupboard housing Worcester Bosch combination boiler.



Rear Garden

To the rear, the property offers two delightful outdoor spaces, each with its own character and charm. The first is a private, low-maintenance courtyard garden with gravel pathways, mature planting and raised borders - a peaceful, sun-filled spot ideal for morning coffee or evening drinks. A timber-framed garden room with French doors, lighting and power provides a versatile extension of the home, perfect as an office, studio or hobby space.

Beyond the courtyard lies a second enclosed garden plot, accessed via a short pathway and backing directly onto the canal. This tranquil space enjoys open water views and includes a useful shed, offering an idyllic setting for relaxing, gardening, or simply watching the boats drift by.

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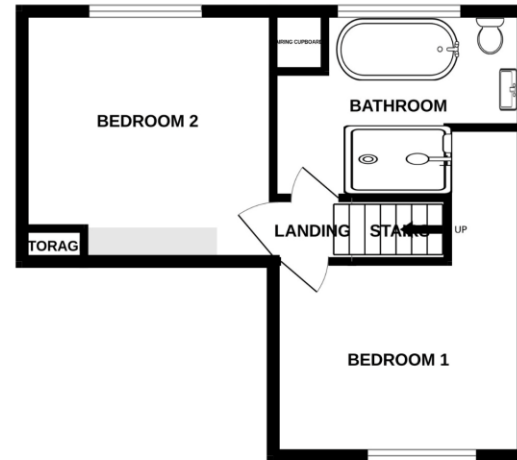




GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

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