



Main Street, Weston-on-Trent



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Freehold

£225,000



Key Features

- Character One Bedroom Cottage
- Spacious Accommodation
- Lounge + Feature Fireplace
- Shaker-Style Kitchen
- Utility Room
- Study / Garden Room
- EPC rating D





Nestled within the heart of this popular village, Japonica Cottage originally dates back to 1703, this generous one-bedroom character cottage exudes an abundance of charm and character throughout. Measuring over 800sqft it is truly a tardis, recently decorated and floored, offering a delightful blend of old-world charm and modern vibes.

Discover the versatility of a practical kitchen, featuring a comprehensive range of shaker style units, complete with a useful understairs cupboard for storage. The separate utility room provides additional storage and organisation, while access to the extended home office is seamlessly integrated, offering huge potential for additional functionality. Step straight into the lounge, where you'll immediately appreciate the spaciousness and charm created by the feature fireplace, which creates a warm and inviting atmosphere for relaxation.

Upstairs, a spacious bedroom and a four-piece bathroom including a separate shower enclosure, adds to the comfort of this home.

This charming property features a front garden and driveway offering off-street parking. The spacious rear garden, complete with a lawn and patio is a delight. Additionally, there is a useful outbuilding that adds to the property's appeal.

Weston-on-Trent is a quiet, unspoilt South Derbyshire village situated within the Trent Valley, approximately 8 miles from the city of Derby & 18 miles from Nottingham city centre. It is centred on the picturesque village green and the impressive Weston Hall which has traded for many years as The Coopers Arms a popular pub, restaurant and wedding venue. There is also St Mary's Church, a beautiful Grade I listed building. This sense of history is reflected in the number of National Trust properties in the area: Elvaston Castle being a popular choice for family days out, along with Calke Abbey, Kedleston Hall and Chatsworth House. The river and canals have also had an influence on local leisure activities. The development of Mercia Marina, in nearby Willington, is now the largest inland marina in Europe, and Swarkstone Sailing Club, a local family friendly club, welcomes experienced sailors and novices alike. The area has many local footpaths and open spaces to take advantage of, whether that is walking the dog, cycling or a relaxing evening stroll. Weston-on-Trent and the surrounding villages have a wide range of thriving Inns and Restaurants, serving an excellent range of food, including fine dining options for that special occasion. Offering excellent transport links to main routes, A50, A38, M1, M42 and M6, and national rail networks at Derby and East Midlands Parkway the village is close to East Midlands International Airport, yet only 10 minutes from Derby and an easy commute to Nottingham, Loughborough, Leicester and Stoke. Weston-on-Trent Village Primary School is a school of warmth, tradition and excellence, providing education for the children of the community and rated 'Good' by Ofsted. Secondary education is provided at Chellaston Academy just a few miles away. For those seeking private education Foremark Hall Preparatory School, Repton School, Trent College, Derby High School for Girls and Derby Independent Grammar School for Boys are all nearby.

ACCOMMODATION

LOUNGE
3.97 x 3.91

FITTED KITCHEN
3.91 x 2.88

UTILITY ROOM
1.95 x 1.89

OFFICE / GARDEN ROOM
4.37 x 2.56

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE
4.51 x 3.36

BATHROOM
3.34 x 1.99

COUNCIL TAX BAND

The property is believed to be in council tax band: B

HOW TO GET THERE

Postcode for sat navs: DE72 2BL

PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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