



Wayside Cottage Church Lane  
Swarkestone Derby

# Wayside Cottage Church Lane Swarkestone Derby DE73 7GT

for sale offers over  
**£200,000**



## Property Description

Wayside Cottage is a cosy country cottage on the banks of the River Trent in the historic village of Swarkestone in South Derbyshire. Swarkestone is famous as the turning point of Bonnie Prince Charlie in 1745 and also as the location for a photoshoot for the cover of the Rolling Stones album Beggar's Banquet.

The cottage dates back to the 18th Century, there are 2 bedrooms, the main double on the first floor and a loft bedroom. Both have delightful views over the River Trent and the ancient Grade 1 listed Swarkestone causeway. The comfortable lounge leads on to the fully fitted kitchen and small dining area. The large bathroom with electric shower is on the first floor. Outside there is a small courtyard garden to the front of the cottage - perfect for watching the sun go down over the river with a glass of wine. Parking is available for one car immediately in front of the cottage and further parking can be found just a step away on the river bank or next to the beautiful and historic St James' church.

The cottage is centrally heated and there is a log burner effect electric fire in the lounge. The kitchen is fully equipped with a dual fuel range cooker, fridge/freezer, dishwasher, microwave and washing machine.

## Location

Just along the river bank the local pub serves food, the garden centre has an excellent cafe and the petrol station sells a few basic groceries - all within easy walking distance. Chellaston village is only a couple of miles away with an Aldi, Lidl, Co-op, Tesco local, takeaways and several other pubs serving food.

Swarkestone is within easy reach of many interesting attractions such as National Trust properties Calke Abbey and Sudbury Hall, Alton Towers, Donington Park racetrack, Derby Pottery, Elvaston Castle Country Park, Royal Crown Derby, Chatsworth House, and for walkers the Peak District and Charnwood Forest. There are several lovely local walks along the River Trent or the nearby Trent &

Mersey canal. Regular bus services run from the village into Derby. The busy small town/large village of Melbourne is just a short drive away and is blessed with many cafes, restaurants and independent shops. Melbourne Hall and Gardens are well worth a visit.

## Entrance Porch

With windows to the front and side elevations, radiator and access to:

## Inner Lobby

With staircase leading to the first floor.

## Lounge

12' 1" x 12' 2" ( 3.68m x 3.71m )

This is the focal point of the property and has doors leading to the patio garden at the front of the house, exposed beams to the ceiling, double radiator and feature brick fireplace with inset electric fire. Useful understairs storage space. Open plan access to:

## Dining Kitchen

15' 1" x 7' 2" ( 4.60m x 2.18m )

With a range of work surface/preparation areas, wall and base cupboards and an alcove for freestanding cooking range with extractor above. The kitchen benefits further from a Belfast style sink with tap and there are useful cupboards and drawers, integrated dishwasher, cupboard housing a fridge/freezer, double radiator, window to the rear elevation and a recently installed boiler providing domestic hot water and central heating. (Cooking range, integrated dishwasher, washing machine and fridge/freezer included in sale)

## First Floor Landing

With large storage cupboard.



## Bedroom One

11' 10" x 9' 8" ( 3.61m x 2.95m )

With window overlooking the front elevation, concealed walk-in wardrobe and storage, radiator and quality laminate floor.

## Shower Room

14' 1" x 7' ( 4.29m x 2.13m )

Measurement taken to the centre of the shower cubicle)

With a low level WC, wash hand basin with storage cupboard beneath, large shower cubicle, complementary tiling, frosted window, radiator and airing cupboard.

## Loft Room

Having a Velux window to the front elevation and double glazed window to the rear elevation.

## Outside

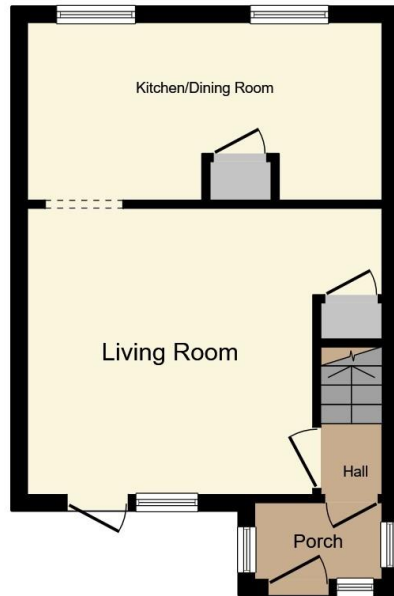
Externally, there is a small courtyard garden to the front of the cottage - perfect for watching the sun go down over the river with a glass of wine.

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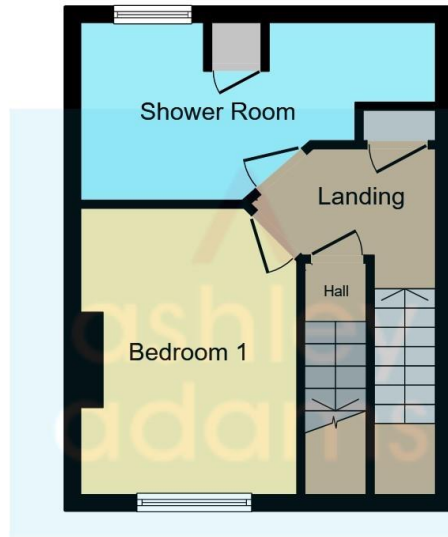








**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure:Freehold

EPC Rating: E

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