

Woodshop Cottage Woodshop Lane
Swarkestone Derby

ashley adams

Woodshop Cottage Woodshop Lane Swarkestone Derby DE73 7JA

for sale
£350,000







Property Description

This deceptively spacious two double bedroom character cottage set in a desirable village location. Briefly comprising sitting room, study, cottage style breakfast kitchen, two double bedrooms and family bathroom.

The property has been beautifully restored to its original character with exposed beams to the ceilings and stunning feature fireplace to the sitting room.

Planning permission approval - application reference DMPA/2026/0583

To the rear is a private low maintenance part walled courtyard garden providing ample space for outside dining and relaxing.

The village of Swarkestone is a small picturesque village just under six miles south of Derby and about three miles from the town of Melbourne. The popular Chellaston School and Technical College for boys and girls is conveniently placed just over two miles away. There is easy access to the A50 and onwards to the M1 and M42 motorways, East Midlands Airport and Parkway railway station.

Sitting Room

Having a timber panelled front entrance door leading to the gorgeous character sitting room having feature Karndean flooring, feature exposed brick fireplace incorporating cast iron log burner, marble hearth with timber and stone mantel over, exposed beams to the ceiling, decorative panelling to walls, central heating radiator, dual aspect timber framed double glazed windows to the front and rear elevations, timber doors off to the study and the inner hallway.

Kitchen

Accessed off the inner hallway having a range of fitted base and wall units with wood block work surfaces over, tiled splashbacks, inset single drainer ceramic sink with chrome mixer tap over, integrated electric oven, four burner gas hob, integrated fridge freezer, integrated dishwasher, integrated washing machine, wall mounted glazed display cabinet, wall mounted boiler, feature Karndean flooring continuing through from the sitting room, exposed beams to the ceiling, central heating radiator, arched timber framed double glazed window to the front elevation.

Study

Having a timber framed double glazed window to the rear elevation, carpeted flooring, decorative panelling to the walls, and central heating radiator.

Inner Hallway

Having carpeted stairs off to the first floor, built in storage cupboard, wall mounted central heating radiator, Karndean flooring continuing through, useful under stairs storage, exposed beams to the ceiling, doors off to the kitchen and half glazed timber framed stable door to the rear garden.

First Floor Landing

A bright open landing having built in bookshelves and storage cupboard, wrought iron open spindle and timber balustrade, timber framed double glazed window to the rear elevation, carpeted flooring, decorative panelling to the walls, timber panelled doors off to the bedrooms and bathroom.

Bedroom One

A good sized double bedroom having fitted three door timber wardrobes, central heating radiator, carpeted flooring, decorative panelling to the walls, arched timber framed double glazed window to the front elevation.

Bedroom Two

Being another generous bedroom having built in four door timber wardrobes, central heating radiator, carpeted flooring, decorative panelling to walls, arched timber framed double glazed window to the front elevation,

loft access hatch with pulldown loft ladder to boarded out loft space.

Bathroom

Fully modernised having a four piece white suite comprising of panelled bath with side mounted chrome taps, glazed corner shower cubicle with chrome rain head and separate shower attachment, vanity wash hand basin with storage beneath and chrome mixer tap over, low level wc, fully tiled to the shower cubicle, half wall height tiling to the walls, chrome wall mounted heated towel rail, timber framed double glazed opaque window to the rear elevation, vinyl flooring, extractor fan.

Outside

The property has a delightful private part walled part timber fenced low maintenance rear garden, fully paved providing ample space for outside dining and relaxing, useful brick built shed with timber door, inset timber gate leading to the front of the property.
Planning Permission has been approved for the erection of a single storey side extension to create further living space if required. Application Reference DMPA/2026/0583

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







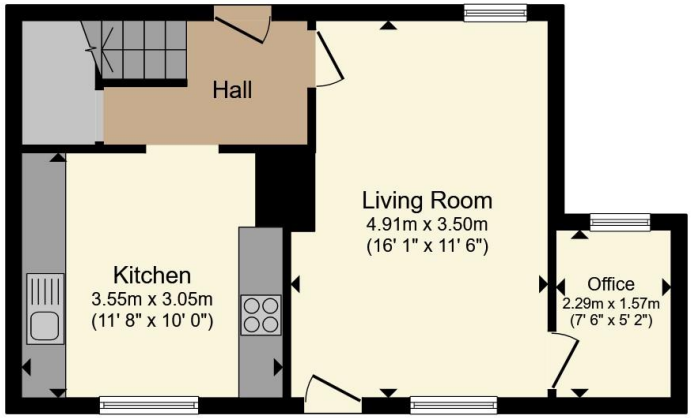




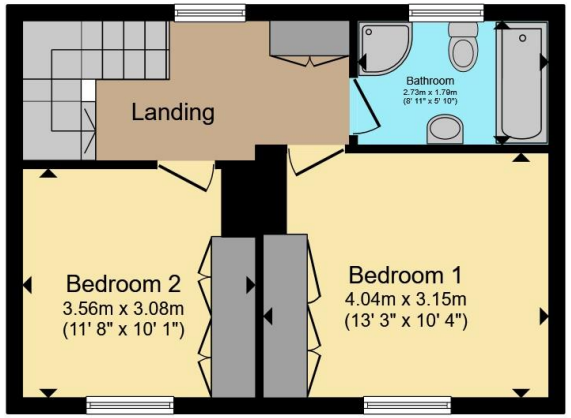








Ground Floor



First Floor

Total floor area 77.3 m² (832 sq.ft.) approx

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.propertybox.io

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Property Ref: MEL206154 - 0008

Tenure:Freehold EPC Rating: C Council Tax Band: C

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The Property Ombudsman

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