

# Mill Green, The Wharf

Shardlow, Derby, DE72 2WE

John   
German





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£350,000

A charming Grade II listed former corn mill, set on the banks of the Trent and Mersey Canal. This stylish, award-winning conversion offers spacious and versatile accommodation in a truly unique setting, evoking a relaxed yet vibrant atmosphere.



Situated in the highly sought-after village of Shardlow, just a few miles from Derby, this desirable location offers a selection of local inns, restaurants, a village deli, and an excellent primary school. Recently designated as an Inland Port Heritage Site, for those enjoying leisure pursuits there are attractive walks along the canal, wharf, riverside and surrounding countryside and many other places of interest within easy travelling distance such as Elvaston Castle Country Park. Easy access to transport links include the M1, M42, A50 and A38, East Midlands Parkway railway station and East Midlands Airport with the Skylink bus service offering direct links to the airport.

Contemporary living accommodation which has been maintained to a very high standard high quality fixtures and fittings. The property is constructed of brick beneath a roof of slate with the main elevation relieved by hardwood double glazed windows.

The property offers well-appointed four storey accommodation with steps leading to the first floor balcony entrance with wrought-iron railings and an entrance door opening into the entrance hallway having built-in storage, stairs rising the second floor and doors leading off to the living spaces located on this floor. The study has been fitted with bespoke corner desks and matching storage cupboards, with views over the village green to the front. Perfect for remote working, creative pursuits, or adaptable as a snug or hobby room. The bright and airy living room has a Juliet balcony to the rear with French doors and wrought-iron rails providing a lovely view overlooking the garden and the canal beyond. Feature architectural vertical openings within the walls add a contemporary touch allowing light and sightlines between spaces. Stairs lead off to the ground floor.

The entire lower level is dedicated to an impressive open-plan kitchen and dining space with extensive high-gloss cabinetry, integrated appliances, tiled flooring, with architectural recesses decorated with pops of colour to give a contemporary edge, while the sociable layout provides room to cook, dine, and unwind. A rear lobby leads out to the rear garden with a hardwood exterior door.

Moving back through the property and up onto the second floor where there are two well proportioned bedrooms, both with great views, and the main bathroom which is fitted with a modern and stylish bathroom comprising full-size bath with overhead shower, vanity wash basin with storage beneath, and WC, finished with clean lines and neutral tiling, plus a chrome heated towel rail.

On the top floor stairs lead to the master suite which occupies the entire floor, having a generous bedroom area, eaves storage-perfect fitted wardrobes, and a large skylight with spectacular canal views. The en-suite shower room has been fitted with a modern walk-in shower, WC, and wash basin, with extensive tiling and more eaves storage.

Outside, the property is set in a great location overlooking the village green spaces. There are two allocated side by side parking spaces to the front and slightly to the left of the property. To the rear is a fully enclosed rear garden being mainly laid to lawn with herbaceous borders and a paved patio area, plus a timber garden shed.

#### Agents notes:

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Two allocated spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

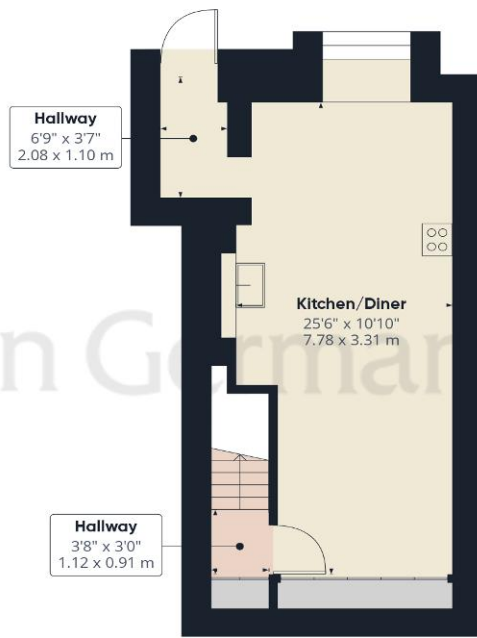
**Our Ref:** JGA/23032026

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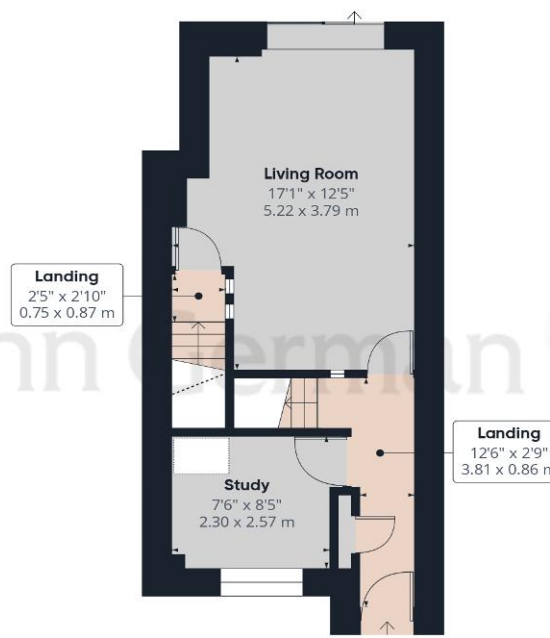
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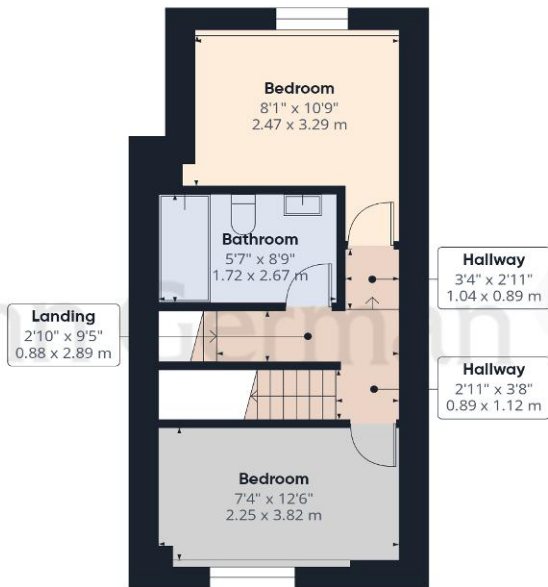




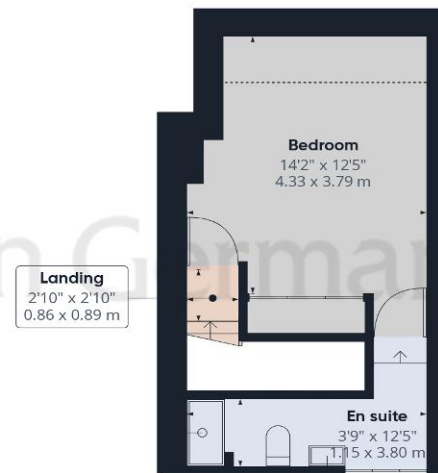
Ground Floor



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

1228 ft<sup>2</sup>

114 m<sup>2</sup>

**Reduced headroom**

26 ft<sup>2</sup>

2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

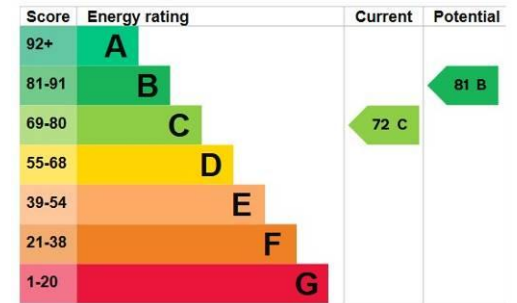
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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