



# Waterwheel Cottage

Mill Lane | Kegworth | Derby | Leicestershire | DE74 2EJ

  
**Bentons**

YOUR PROPERTY EXPERTS







## Property at a glance

- A Substantial & Spacious Bungalow
- With extensive Grounds & River Frontage
- Fishing & Mooring Rights
- Energy Rating Pending
- Five Reception Rooms
- Five Bedrooms
- Three En-suites & Family Bathroom
- Delightful Garden Grounds
- Integral Double Garage
- Delightful Location
- All Fitted Carpets & Curtains Included
- Viewing Highly Recommended to Appreciate

**Guide Price: £645,000**

Enjoying an absolutely stunning sylvan riverside setting with elevated views over extensive lawns, the beautiful section of the River Soar where it runs over a dramatic weir, this substantial detached family home offers extensive accommodation featuring four reception rooms, a superb conservatory, five bedrooms, three bathrooms and en-suite shower room. With gas fired central heating, uPVC double glazing, the property enjoys wonderful garden grounds with an abundance of wild life complete with a backdrop of mature trees and the wonderful sound of the river passing over the adjacent weir. Situated on a private driveway serving only two neighbouring properties, this immaculately maintained and spectacularly situated property is within walking distance of Kegworth's excellent local facilities and amenities. All fitted carpets and curtains are included.



## The Property

Waterwheel Cottage and its neighbours Weirsmeet and Weirsmeet House are three individual properties off a discreet private drive and previously in the ownership of one family. The property enjoys spectacular gardens, mooring and fishing rights onto a truly delightful section of the River Soar. On an elevated plot well above the flood plain. Other boats cannot pass the property on this section of the river because of the wiers beyond. Waterwheel Cottage has since been remodelled and extended by the current owners who have owned it since new and provides extremely deceptive and extensive accommodation with two bedrooms on the ground floor ensuring the property is ideal for those seeking a retirement property with guest accommodation on the first floor or those seeking a substantial family home with still yet further potential to extend and enlarge, particularly given the size of the plot. The current owners have received planning permission to build a retirement property with its own private entrance (see attached plan) and will be retaining some of the garden for this purpose leaving the vast majority of the grounds with Waterwheel Cottage still enjoying an extensive river frontage with mooring and fishing rights. Construction of the bungalow is due to start in July 2016 and completion of the exterior by November and therefore offers are invited for those who are happy to consider a completion time frame for around November 2016 in the knowledge that construction will be taking place between now and then. Waterwheel Cottage represents an exceptionally rare opportunity to acquire a property in a magnificent private and extensive riverside setting. Early viewing is highly recommended to avoid disappointment.



## Accommodation

The property is entered via a recessed porch and through a solid panel front door into:

### Spacious Reception Hall

With stairs off to first floor landing, dado rail, cornicing to ceiling and two radiators.

### Inner Hall

With radiator with shelf over, access via a door with gated lobby leading to the rear garden, a built-in airing cupboard and access to the bedrooms.

### Inner Lobby

With cloaks cupboard and top box.

### Cloakroom

Fitted with a two piece suite comprising a low level WC and wash hand basin. Full tiling to walls, radiator and uPVC leaded double glazed window.

### Drawing Room

**22'9" (6.93m) into bay x 15'6" (4.72m)**

Deep bay window overlooking the garden and river and uPVC double glazed leaded French doors and picture windows. Feature deep inglenook fireplace with living flame gas fire in an ornate cast iron surround with tiled slips, brick surround and oak mantel. Radiator with shelf over, TV aerial point, beamed ceiling and double doors to:

### Dining Room

**18'1" (5.5m) into bay x 15'4" (4.68m)**

Deep bay window overlooking the rear garden and uPVC double glazed leaded French doors with full height side windows and further uPVC double glazed leaded window to side and borrowed light to drawing room. Beamed ceiling and double radiator with shelf over.

### Study

**11'2" x 10'3" (3.4m x 3.12m)**

Leaded uPVC double glazed window overlooking the rear garden, coved cornicing and radiator.

### Lounge/Family Room

**18'4" x 12'4" (5.6m x 3.76m)**

Leaded uPVC double glazed deep bay window overlooking garden and views over the river. Living flame gas fire set within open grate with brick surround and matching chimneybreast, oak side plinths and mantel. Borrowed light to hall, radiator with shelf, TV aerial point and coved cornicing.











### **Breakfast Room**

**19'3" max x 10'8" (5.87m max x 3.25m)**

Single and double radiators, alcove with base cupboard and door to inner hall.

### **Fitted Kitchen**

**15' x 10'2" (4.57m x 3.1m)**

Fitted with a range of hand painted wood fronted units comprising base cupboard and drawers and eye level units over. Single drainer sink sets within ranges of work surfacing. Integrated appliances to include a Tricity fan assisted electric double oven, four ring ceramic hob with extractor hood over and dishwasher with matching front. Ceramic tiled flooring, leaded window to conservatory and off:

### **Utility Room**

**13'5" x 7'7" (4.1m x 2.3m)**

Single drainer stainless steel sink inset into work surfacing, base cupboards, three quarter height larder unit, ample space for fridge/freezer etc., space and plumbing for washing machine and uPVC double glazed security door to side lobby with access off to garage.

### **Brick Conservatory**

**19'2" x 14'4" max (5.84m x 4.37m max)**

A particular feature of the property with leaded uPVC double glazed picture windows and French doors opening on to the gardens and delightful views beyond over the river. Double glazed roof with ceiling fan, ceramic tiled flooring, attractive alcove recess, exposed brick walling and double radiator.

### **Bedroom One**

**18'1" into bay x 15'9" (5.5m into bay x 4.8m)**

With uPVC leaded double glazed deep bay window overlooking the back garden. A range of built-in wardrobes with hanging rails and shelving to three walls, alcove for double bed with top boxes, double radiator and off:

### **Spacious En-suite Bathroom**

**13'1" x 9'6" (4m x 2.9m)**

Fitted with a five piece suite comprising a corner shower cubicle, Jacuzzi bath with shower over, pedestal wash hand basin, bidet and low level WC. Full height tiling to all walls, radiator, leaded uPVC double glazed window and shaver point.

### **Bedroom Two**

**15'11" x 9'6" (4.85m x 2.9m)**

Leaded uPVC double glazed window, two single wardrobes with hanging rails, chest of three drawers, vanity unit with tiled splashback and radiator. Off:













### Separate Shower Room

Fitted with a low level WC and a fully tiled shower cubicle with electric shower.

### Landing

On the first floor approached via a staircase from the reception hall is the split level first floor landing with access off to three further bedrooms comprising:-

### Guest/Teenager Suite

**23'5" x 16'9" max (7.14m x 5.1m max)**

Feature leaded uPVC double glazed French doors opening onto a balcony with wrought iron railing from which to enjoy views over the magnificent garden and river. Radiator, useful storage in the roof eaves.

### Kitchenette

With single drainer stainless steel sink, work surfacing, fridge, gas cooker and base cupboards.

### En-suite Bathroom

Fitted with a white three piece suite comprising a panelled bath, wash hand basin and low level WC. Ceramic tiled flooring, part tiling to walls, Velux double glazed roof light, radiator and access off to the excellent storage in the roof space which also provides potential for further accommodation if required.

### Bedroom Four

**15'1" (4.6m) average x 12'8" (3.87m) max**

Leaded uPVC double glazed window overlooking the garden and views over the river. Vanity unit with base cupboard under, chest of drawers, radiator and built-in wardrobe with hanging rail.

### Study/Landing Area

**10'7" x 8'1" (3.23m x 2.46m)**

With radiator, Velux double glazed roof light and access to loft storeroom with fitted light.

### Bedroom Five

**19'8" max x 12'4" (6m max x 3.76m)**

Leaded uPVC double glazed window overlooking the rear garden and magnificent views beyond, built-in wardrobe with hanging rail, vanity unit with cupboards under, dressing table with nine drawers, storage in the roof eaves and radiator.

### Family Bathroom

Fitted with a four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Double radiator, part tiling to all walls, leaded uPVC double glazed window, mirror fronted medicine cupboard and light/shaver point.









## Outside

A particular feature of this substantial property is its magnificent riverside setting and extensive gardens. The total plot extends to approximately 0.75 acres (plus river). A private sweeping driveway leads into the side of the property which also provides access to two adjacent properties and leads via remote controlled electric gates into a private tarmac driveway providing hardstanding for a large number of vehicles with access off to a large integral double garage. The gardens to the rear of the property are of a good size enclosed by hedging and timber panelled fencing and being laid to an area of 'secret' lawn with deep and well stocked flowering borders and a further enclosed area of ornamental garden with deep herbaceous borders and steps leading down to a full width crazy paved patio, the whole being enclosed by mature hedging and with a backdrop of mature trees and affording complete privacy.

## Integral Double Garage

With up and over remote control door, fitted light and power and access door leads to the side porch for entry to the utility room.

## Garden

To the front are extensive rolling lawns leading down to the River Soar with an extensive and delightful river frontage with water lilies and an abundance of nature wildlife. A particular feature of the river at this point are the large weirs which are both dramatic and beautiful and the property enjoys the tranquil noise of water running over the weirs. The gardens are extensive and are predominantly laid to lawn and features a number of mature trees and shrubs and are therefore ideal for entertaining and spending summer afternoons enjoying the views over the river with the potential to create a boat house with mooring and fishing rights associated with riverside living. The garden is ornamentally lit with lamp standards, security lighting and are so well stocked that they enjoy all year round colour and structure.

## AGENTS NOTE

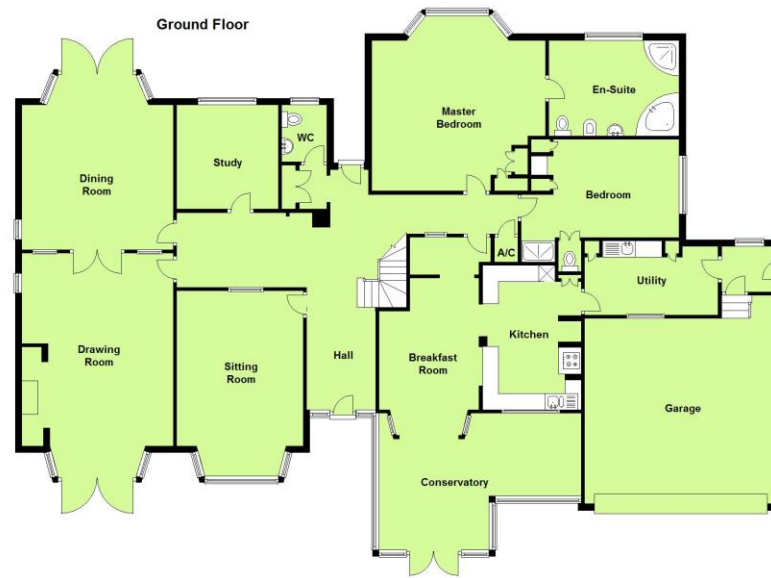
The current vendors who have resided at the property since 1986 have achieved planning consent to build a modest retirement property at the side of the property and are therefore retaining some of the garden as indicated on the agent's plans. The construction of this plot will not interrupt the view the property enjoys over its garden and river and will still ensure that the property remains private with its own gated driveway. The property has considerable potential to enlarge to create more first floor accommodation or to incorporate the garage (subject to any necessary consents/approvals).



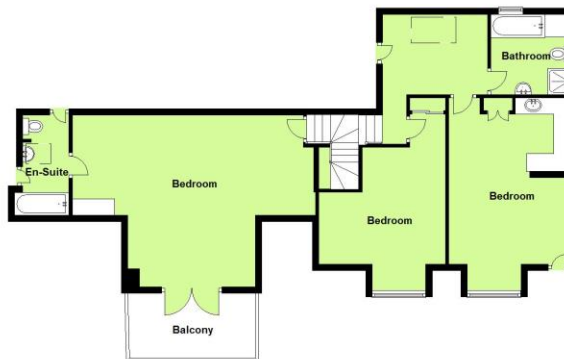








**First Floor**



N.B. All measurements are approximate. These Sales Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Service, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



### Fixtures & Fittings

All fitted carpets and curtains are included.

### Services

Mains water, electricity, gas and drainage are connected to the property.

### Location:

Kegworth is a particularly well serviced village featuring a large variety of period houses and cottages and with excellent local shopping and schooling facilities. The village is particularly well placed close to the M1/A42 inter-section which therefore provides fast access in a large number of directions. Nottingham, Leicester, Loughborough, Melton Mowbray and East Midlands Airport are also within easy commuting distance as is Derby, Birmingham and Coventry.

### Directions:

Entering Kegworth from Loughborough, bear right into Nottingham Road then take the first right hand turn into Mill Lane. The private drive to the property can be found on the right hand side and is identifiable by our for sale sign.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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