

## The Watertower Swarkestone Road, Weston-On-Trent Derby, DE72 2BU

Converted former Victorian water tower set in approximately 1.07 acres including three agricultural buildings which could benefit from class Q planning rules, a paddock and planning permission for extension. The property has two potential entrances having a second currently unused entrance off the main road, which links to a granite cobbled driveway, a relic of the sites interesting history as camp 643, a WW2 prisoner of war camp. The property was granted residential status in 2016 following a scheme of renovation and conversion works by the current owner, who acquired the property as a derelict building. The accommodation is arranged over four floors, has a pitched roof and is of brick construction, the right hand flank wall being recently exposed ready for the extension. Planning permission has been granted for a two storey extension to create ground floor living accommodation and a further two bedrooms on the first floor. Details of which can be found on South Derbyshire planning portal under the postcode or with the application number dmpa/2019/1420.



**£525,000**



**Kitchen/Diner 22' 0" x 12' 6" (6.70m x 3.81m)**

A wonderful timber carved front door gives access to the kitchen where there a fabulous and ornate staircase which leads to the first floor. The fitted shaker style kitchen units includes oak door fronts and granite worksurfaces. There is a fitted dishwasher and gas range, a stainless steel sink drainer, a stone flagged floor, two windows to the front, a fitted stone dining table and a door leading to the utility room and wc at the rear.

**Utility Room 8' 0" x 6' 7" (2.44m x 2.01m)**

Base and eye level units with laminate worksurfaces including a stainless steel sink, wall mounted combination boiler, stone flagged floor, plumbing for a washing machine, space for a tumble dryer and space for a freezer. There is also a door leading to the WC.

**WC 4' 1" x 6' 7" (1.24m x 2.01m)**

WC, wash basin, a wooden floor covering and a heated towel rail.

**Bedroom 1 12' 10" x 13' 11" (3.91m x 4.24m)**

Three double glazed windows to the front, a central heated radiator, a fitted wardrobe over the stair well and a wooden floor covering.

**Balcony 12' 9" x 9' 0" (3.88m x 2.74m)**

Large open balcony which forms part of the original structure as as such is very well constructed.

**Bathroom 12' 10" x 9' 9" (3.91m x 2.97m)**

Spacious four piece bathroom including a fabulous free standing roll top bath, a separate shower cubicle with plumbed shower mixer, a pedestal wash basin and WC. There is also a double glazed window to the side, a central heated radiator, a heated towel rail and a wooden floor covering.

**Lounge/Diner 12' 4" x 29' 10" (3.76m x 9.09m)**

Second floor lounge diner including three double glazed windows to the front, a feature fireplace, a large dining area, a wooden floor covering, ceiling with exposed beams, three central heating radiators, TV point and a door leading to the top floor.

**Bedroom 2 12' 6" x 14' 5" (3.81m x 4.39m)**

The largest of the two bedroom and with an adjacent dressing room. There is a wooden floor covering, an electric fire and three double glazed windows to the front.

**Dressing Room 14' 10" x 6' 3" (4.52m x 1.90m)**

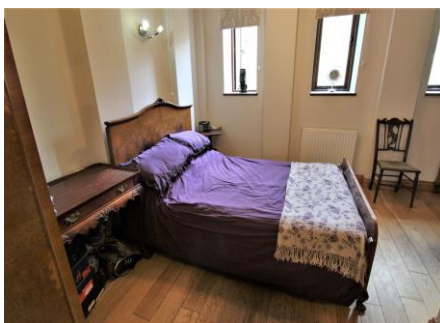
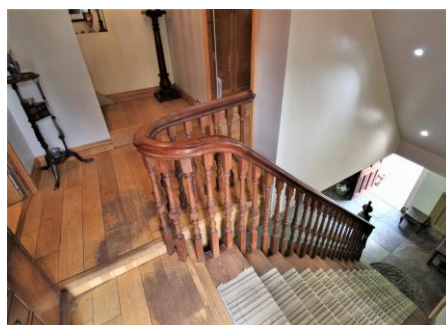
Spacious enough to use as a bedroom, currently with a Velux window in the roof.

**Directions**

Heading out of Weston on Trent along Swarkestone Road towards Swarkestone the road bares right to cross over the railway bridge and then immediately left onto a straight road. The current entrance to the property can then be found on the right hand side opposite a row of cottages which are on the left. The entrance gate are of steel construction and painted green.

**Site Plan**

Please see image depicting the site in colour. The paddock being to the north, agricultural buildings in the centre and the tower to the south.

**Disclaimer**

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**



# Energy performance certificate (EPC)

THE WATER TOWER  
SWARKESTONE ROAD  
WESTON ON TRENT  
DERBY  
DE72 2BU

Energy rating

**G**

Valid until: 30 September 2030

Certificate number: 9600-2121-8000-1550-9272

## Property type

Detached house

## Total floor area

144 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be E.

[See how to improve this property's energy performance.](#)

