



Hill Croft, Coton Road, Walton on Trent, DE12 8NL



Enjoying a secluded setting within beautifully established formal grounds is Hill Croft, an elegant detached Edwardian residence showcasing generously extended family interiors and five bedrooms, sitting in about 4.46 acres with superb equestrian facilities including stables and an all-weather arena. Dating back to 1906, Hill Croft originally formed part of the Walton Hall estate where it served as the farm manager's residence. A fine example of a period home, traditional features have been retained throughout, and this delightful countryside property has been sympathetically extended and refurbished to include bespoke hardwood windows, an

extended master suite and landscaping to the secluded wrap around gardens. Hill Croft offers extensive living and bedroom accommodation alongside further potential to extend or convert existing outbuildings (STPP), and the adjacent equestrian facilities offer potential for residential use or are ideal to provide rental income as DIY livery. This impressive residence is serviced by mains gas central heating (zoned to each floor), three phase electricity and hardwood double glazed windows, and there are multiple telephone lines offering dual residential and business use as well as broadband speeds of 45 Mbps. Regular milk and newspaper deliveries are also available.

The traditional entrance door opens into the reception hall, where doors lead into three generously proportioned reception rooms. The family dining kitchen features a gas Alpha range cooker, and double doors opening out onto the rear terrace and gardens. Functional spaces include a fully fitted boot room, large laundry room and cloakroom. To the first floor, there are five bedrooms serviced by a jack and jill bathroom, further family bathroom and shower room, and idyllic views over the gardens, paddocks and countryside beyond. Outside, a sweeping private drive leads up to the property, where there are an extensive range of outbuildings including a

triple bay garage and coach house, offering superb potential for conversion into an annexe/Air BnB style rental (STPP). The formal gardens extend to 1.1 acre enjoying privacy to all aspects, and gated access opens from the driveway into the yard where there is ample additional parking and access to the equestrian facilities. Four paddocks total just over 3.3 acres, and the four stables are serviced by a tack room, hay barn and kitchenette. Sitting between two of the paddocks is an all weather arena enjoying rural views. The layout of the land and stables offers excellent potential for either private use or to lease out as DIY livery.



- Elegant Edwardian Family Residence
- Spacious & Characterful Interiors
- 4.46 Acres including 1 Acre Gardens
- Desirable & Tranquil Village Setting
- Excellent Equestrian Facilities: 3.36 Acres, Outdoor Fully Lit Arena & Four Stables
- Traditional Reception Hall
- Three Generous Reception Rooms
- Family Dining Kitchen
- Laundry Room, Boot Room & Cloakroom
- Five Spacious Bedrooms
- Extended Principal Bedroom with En Suite Bathroom
- Family Bathroom & Shower Room
- Stunning Wrap Around Formal Gardens
- Extensive Parking & Triple Bay Garage
- Two Storey Coach House – ideal Annexe/Air BnB
- Stables with Tack Room & Kitchenette & WC
- 3.36 Acres & Fully Lit All-Weather Arena
- Newspaper & Milk Deliveries
- ‘Outstanding’ School Catchment
- Well Placed for Commuter Routes, Rail Travel & International Airports

Walton on Trent is a desirable rural village set within a picturesque Conservation Area, home to facilities including a gastro pub and restaurant, a cricket club and a stunning Church, the spire of which can be seen from the paddocks of Hill Croft.



A Church of England Primary school within the village feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted 'Outstanding' reputation, and there is an array of independent schools nearby including Repton, Lichfield Cathedral, Derby Grammar, Derby High and Twycross.

The local village of Barton under Needwood provides further everyday amenities including a doctors' surgery, chemist, post office, pubs and shops, and more comprehensive facilities can be found along the A38 in Burton on Trent.

For further leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve. The nearby Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield and Tamworth give direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.

Reception Hall 4.49 x 2.66m (approx. 14'8 x 8'8)
An attractive welcome to this elegant Edwardian home, having the original pine staircase rising to the first floor accommodation, and doors opening into:

Lounge 8.16 x 4.8m (approx. 26'9 x 15'8)
A most impressive reception room featuring traditional coving and a ceiling rose, a window to the side and a bay with French doors opening out to the front aspect. An elegant reclaimed marble fireplace houses a multifuel burner (as well as an alternative gas point)

Home Office 5.13 x 4.37m (approx. 16'10 x 14'3) – max
A fabulous work-from-home space having been converted from the former kitchen and pantry. There are windows to three sides overlooking the driveway and gardens

Family Room 6.11 x 4.57m (approx. 20'0 x 14'11)
Ideal as a second sitting room or formal dining space, having a bay window to the rear, traditional coving and a feature curved inglenook housing a wood burning stove set to marble mantelpiece, having an alternative gas connection. Double doors open into:





Family Dining Kitchen 6.45 x 4.52m (approx. 21'1 x 14'10)

A spacious dining kitchen, being fitted with a range of solid oak wall and base units with granite worksurfaces over, housing an inset sink with side drainer and a filtered water tap, recess housing an Alpha mains gas fired range, and integrated appliances including electric oven with gas hob, dishwasher and microwave. A double width larder unit provides further storage, and the kitchen has tiled flooring, a window to the side and a bay with French doors opening out to the terrace and gardens. A door opens into:

Laundry Room 6.03 x 2.86m (approx. 19'9 x 9'4) – max

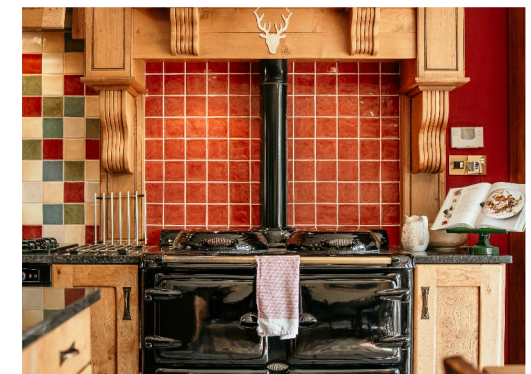
A functional room serving as an extension to the kitchen, having a range of fitted base units with solid pine worksurfaces over, housing an inset double sink and space for appliances including two fridge freezers, a washing machine and tumble dryer. There is a window to the rear, the laundry has tiled flooring and a door opens out to the rear of the property where there is a traditional recessed porch with tiled flooring. A door opens into the **Boiler Room** 3.2 x 2.38m (approx. 10'5 x 7'9), which houses the Veissmann boiler and zoned heating controls, the hot water cylinder, the water softener and a useful drying room with a heater and molly maid

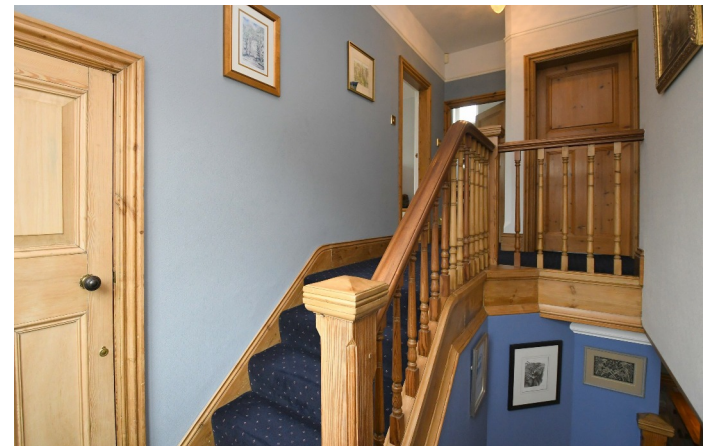
Cloakroom

Having fitted wash basin with a temperature regulation hot tap and WC, with tiled flooring

Boot Room 2.06 x 2.0m (approx. 6'9 x 6'6)

This useful spaced is fitted with a range of floor to ceiling fitted storage, a wine rack and tiled flooring. A door opens into the reception hall





A pine staircase rises to the first floor accommodation, having a window at the half landing enjoying pleasant garden views as well as a useful storage cupboard. The **Landing** has access via a drop down ladder to the loft space, there is a further window to the rear and character doors open into the bedrooms and bathrooms

Master Bedroom 7.33 x 3.9m (approx. 24'0 x 12'9)
A generous principal bedroom having been extended to add a fabulous dressing area with fitted wardrobes and a dressing table. Windows to two sides overlook the gardens, there are further fitted wardrobes to one end of the bedroom and the 6ft bedframe which matches the fitted furniture is also included in the sale. Doors open into:

Jack & Jill Bathroom 3.16 x 2.67m (approx. 10'4 x 8'9)
Serving as an en suite to the master bedroom, the white suite comprises pedestal wash basin, WC, bidet and bathtub with shower unit over, having tiled walls, a window to the side aspect, a door opening out onto the main landing and vanity mirror with de-mister

Bedroom Two 4.52 x 3.28m (approx. 14'10 x 10'9)
A spacious bedroom having a window overlooking the gardens and paddock beyond and a fitted wardrobe. The position of this bedroom along with the shower room offer an ideal semi-private guest wing

Shower Room 3.35 x 2.13m (approx. 10'11 x 7'0)
Fitted with wash basin, WC, bidet and corner shower, with fully tiled walls, a window to the side and vanity mirror with de-mister

Bedroom Three 4.57 x 4.0m (approx. 15'0 x 13'1)
Another generous double room having window to the side with garden and paddock views

Bedroom Four 3.65 x 3.2m (approx. 11'11 x 10'5)
With a window to the side aspect and fitted wardrobes

Bedroom Five 3.2 x 2.35m (approx. 10'5 x 7'8)
Currently used as a gym but being ideal as a single bedroom, having a window to the rear aspect

Bathroom 3.85m x 2.44m (approx. 12'7 x 8'0)
Comprising a four piece suite having pedestal wash basin, WC, bidet and bathtub with shower unit over, with tiled walls, character windows to two sides and a vanity mirror with de-mister







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Outside

Hill Croft is approached via a secluded private drive leading to a parking area with automatic lighting, providing parking for a number of vehicles. There is access into the **Garage** and **Coach House**, with walkways leading to the front and rear doors. The drive gives gated access into the equestrian facilities, and the foregardens are laid to lawns and a small orchard housing a variety of trees including eating and cooking apples, Victoria plum, damson, mulberry and quince. To the rear of the coach house is a paved soft fruits area planted with an assortment of berries and rhubarb, also housing a covered wood store

Wrap Around Gardens

The gardens extend to **1.1 Acre** and have been thoughtfully developed by the existing vendors to create lawns, charming rockery borders and useful working areas. A paved terrace accessed from the kitchen offers an expansive space for outdoor entertaining whilst enjoying the tranquil setting, with pathways between neatly stocked borders leading onto the lawns. The lower part of the garden houses a Koi pond with filtration system (Koi can be included or removed subject to the buyers request), the summer house is included in the sale and a pergola with solid base beneath offers space to install a further shed or outbuilding. The pond was formerly a swimming pool and offers potential to be reinstated as such. Stone steps and pathways lead around the beautifully tended gardens, with extensive borders stocked with a variety of shrubs, flowers and specimen trees, and there is a double gate leading into one of the paddocks. The gardens feature lighting, water points and exterior power throughout

Detached Triple Bay Garage 9.5 x 6.1m (approx. 31'2 x 19'11)

Electric Hörmann entrance doors open into the triple width garage, having power, automatic lighting and a generous loft space. There is potential for conversion/ to add a first floor to the garage (STPP), and to the rear of the garage there is exterior power and a water point

Garden Store 3.64 x 2.4m (approx. 11'11 x 7'10)

An electric Hörmann roller door gives access to this secure space being ideal as a ride on mower and tool store, having power and lighting





Coach House 5.33 x 4.29m (approx. 17'5 x 14'0)

Situated next to the property, this superb outbuilding offers ideal potential for conversion into an annexe or Air BnB style rental. Manual double doors open to the front, there is a pedestrian door to the side aspect and the coach house has power, lighting and Belfast sinks with running water. A ladder rises to the first floor, which features vaulted ceilings and has a window to the rear

Workshop 4.54 x 2.94m (approx. 14'10 x 9'7)

A useful space having hardstanding cobbled flooring, power, lighting water and a sink. This room could be utilised to extend the coach house if desired (STPP)

Equestrian Facilities

Offering excellent potential for private or livery use, the fabulous equestrian facilities can be accessed via a gated entrance from the driveway where there is a large **Yard**, which in turn leads to the paddocks, stabling and 40 x 20m manège. The stabling comprises four looseboxes, a **Tack Room** and a **Kitchenette** with **Cloakroom WC** facilities, and within the yard there is a washdown station with drainage. An open **Barn** 4.06 x 3.8m (approx. 13'3 x 12'8) and lockable **Hay Store** 4.9 x 3.04m (approx. 16'0 x 9'11) are also accessed from the yard

Three of the stables measure 3.5 x 3.5m (approx. 11'5 x 11'5), with a foaling stable measuring 4.2 x 3.5m (approx. 13'9 x 11'5), all having interior lighting, and there is lighting, power and water throughout the stable yard. The **Tack Room** 3.5 x 2.25m (approx. 11'5 x 7'4) has a double lockable entrance, a storage heater and a range of fitted storage, and the **Kitchenette** 2.31 x 2.2m (approx. 7'7 x 7'2) has an electric heater and fitted base units with inset sink and fridge. A door opens to the wet room style **Cloakroom**, having fitted wash basin and WC

The yard and paddocks total around **3.36 Acres** and is split into four securely fenced paddocks bordered by idyllic countryside. There is a water feed, lighting lines the track between the fields and a further smaller paddock is accessed from the main driveway. The all-weather **Arena** measures 40 x 20m and has drainage below the rubber surface and low level lighting. A public footpath from the drive leads down into the village, providing a useful pedestrian shortcut down into the village







General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.