

Hoon Ridge

Hilton, Derby, DE65 5GA

John German





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£450,000

Charming character property set in a wonderfully secluded semi rural courtyard development providing the best of both worlds with the feel of being in the middle of nowhere but within easy reach of excellent local amenities and transport links.



This pretty characterful barn conversion is one of 7 individual homes set around a central courtyard with plenty of parking and a lovely garden that also backs on to open fields. The accommodation is centrally heated and double glazed and comprises spacious entrance hall, double aspect lounge, cosy farmhouse dining kitchen with a separate utility room, ground floor bathroom and three first floor bedrooms with en-suite WC to the master bedroom.

Hoon Lane is a pretty country lane that winds past open fields before crossing over the A50 and continuing on. Located off Derby Road which runs between the villages of Hilton and Hatton there is a bus stop at the end of the lane, Hatton has its own train station and there is easy access onto the A50/A30 and A511. The nearby villages boast an excellent range local amenities including shops, schools, leisure and healthcare facilities.

To describe the property in more detail starting with at the front of the property where a storm porch sits over the front entrance door which in turn opens into the main entrance hall which is a lovely spacious reception area with high ceilings, stairs rising to the first floor, a window to the front, ceramic tiled floor, radiator and stripped pine doors leading off to the ground floor living spaces.

The lounge sits to the left hand side of the entrance with lovely double aspect windows showcasing views over the rear courtyard and out towards the garden. The room features a beamed ceiling and a feature brick fireplace, tiled hearth and rustic wooden mantle.

On the opposite side of the property is the farmhouse dining kitchen fitted with a range of real wood base and eye level units with granite worksurfaces and matching upstands, inset one and half bowl sink unit with mixer tap, ceiling beam, window overlooking the courtyard, tiled floor, range cooker and lots of dining space and room for additional furniture such as a Welsh dresser.

Off the kitchen is a good sized utility room with plenty of space for additional appliances, window to the front, tiled floor, hanging space for coats.

The bathroom completes the ground floor accommodation and is fitted with the full four piece suite comprising low flush WC, washbasin in vanity unit with storage beneath, panelled bath and separate shower enclosure. Window to the front, tiled splashbacks central heating radiator.

On the first floor stairs lead to a spacious landing with a sloping beamed ceiling, window overlooking the front elevation, built-in storage cupboard, radiator and stripped doors leading off to the bedrooms.

The bedrooms one and two are lovely double rooms with charming sloping beamed ceilings, windows overlooking the courtyard and central heating radiators. The master bedroom also has an en-suite WC with low flush WC and washbasin. Bedroom three is a single bedroom used currently as an office with a window to the front and a central heating radiator.

Outside a shared access gravelled driveway provides vehicular access to parking and round to the courtyard where there is space for more private parking. The owners do own their share of the driveway but the other residents have a right of way over. The garden is located in front of the property and stretched out to border onto open fields. The sunny garden is lovely and mature with lawns, well stocked flower beds and borders, a paved patio, timber summerhouse and generous garden store.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil central heating

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

Broadband type: TBC

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

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

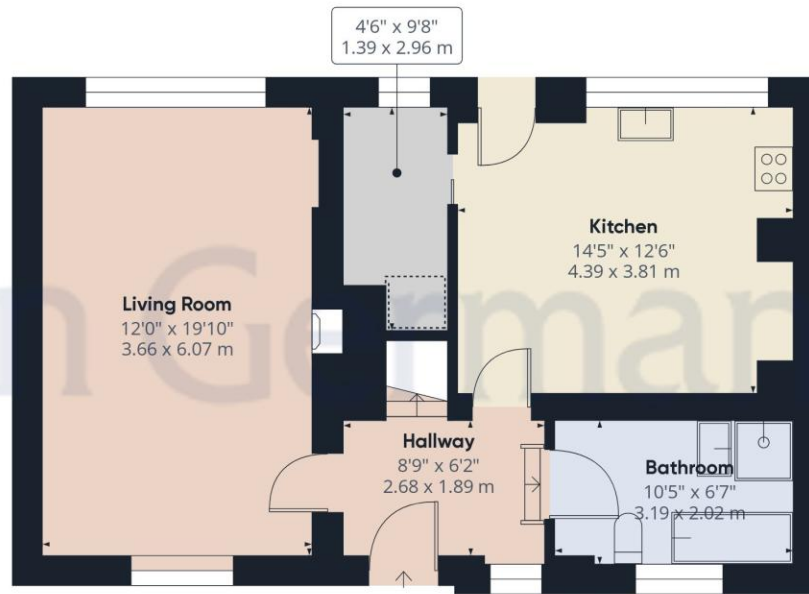
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

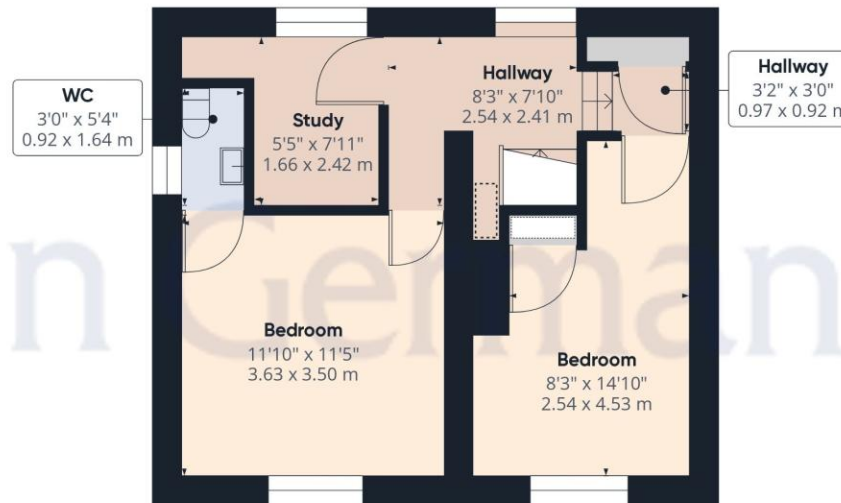
Our Ref: JGA27062024







Ground Floor



Floor 1


Approximate total area⁽¹⁾

1008.92 ft²
93.73 m²

Reduced headroom

22.25 ft²
2.07 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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