

CURRAN  
BIRDS  
+ CO

50, DE65  
£400,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXTENDED CHARACTER COTTAGE, PRIVATE MATURE GARDEN - Tucked away off a private driveway in the heart of Hilton, this characterful detached cottage offers a rare blend of historic charm and comfortable modern living. Believed to be over 200 years old, the home is rich in period features including exposed beams, a stunning brick fireplace, and stained glass detailing. With a spacious lounge and breakfast kitchen, three double bedrooms, and two bathrooms, the property is well-suited for both family life and quiet retreat. A generous garden with mature planting, patio, and multiple outbuildings adds further appeal, while a large carport/workshop offers practical storage and parking. A unique opportunity in a thriving village setting.





#### The Detail

Approached via a private driveway, the property welcomes you with a storm porch and entrance hallway, which includes a WC with washbasin. The spacious lounge is full of character, featuring exposed ceiling beams, a stained glass window, and a brick fireplace with a freestanding log burner set on a stone hearth. French doors open directly onto the garden, and an understairs cupboard provides useful storage.

The generously sized breakfast kitchen features exposed beams, matching wall and base units, tile splashbacks, and a distinctive brick surround housing the Range Master cooker (included). A walk-in pantry houses the central heating boiler, while a stable door leads to the outside.

Upstairs, the wide landing has the benefit of a linen cupboard. The principal bedroom includes two sets of fitted wardrobes, rear-facing windows, and an en-suite shower room. Two further double bedrooms also feature built-in wardrobes, and the family bathroom is complete with a freestanding roll-top bath, ceramic tile flooring, heated towel rail, WC, and washbasin. Access to both loft spaces from bedrooms.

The property occupies a good-sized plot with a private rear garden, offering a patio, mature trees, well-stocked planting beds, and a generous lawn. Outdoor storage is extensive, including a brick-built outhouse, two garden sheds at the rear of the garden and a substantial carport/workshop. The property also has the benefit of off road parking.





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### The Location

This property is located in the catchment area for the highly regarded John Port School, providing excellent educational opportunities. The village also has two primary schools, offering great options for families. Hilton offers a variety of local amenities, including a supermarket and shopping parade, making everyday life convenient.

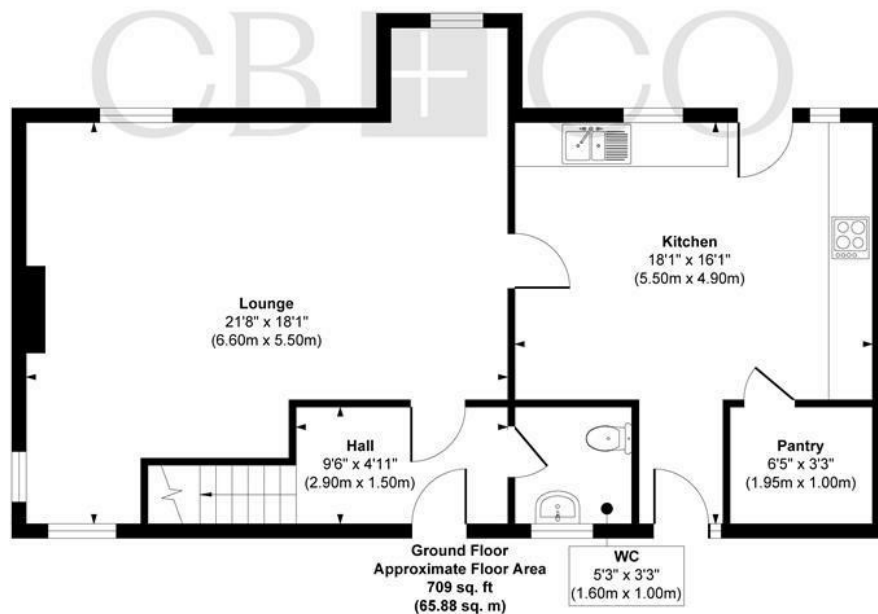
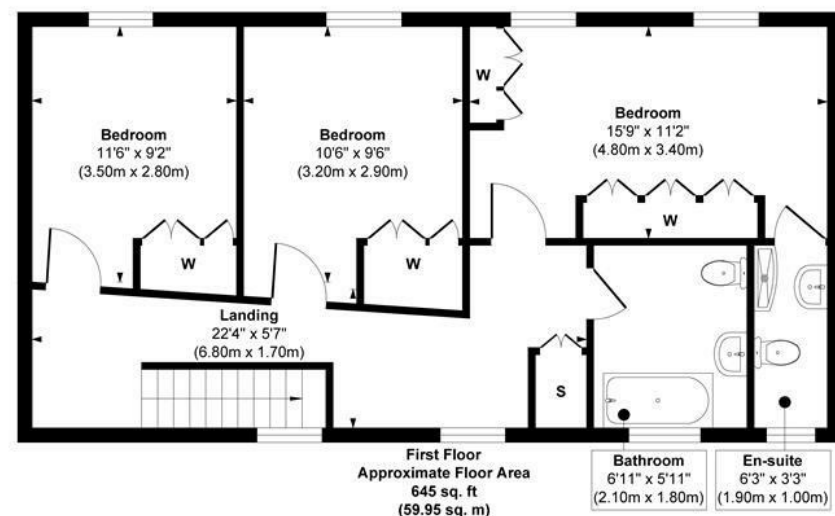
The village also has a selection of good pubs, ideal for socialising and relaxing. For outdoor enthusiasts, the nearby Great Northern Cycle Track is perfect for walking, cycling, and running. Sports lovers will enjoy the Church Broughton Tennis Club, which offers both tennis and padel tennis, and Broughton Heath Golf Club is nearby. The property is also ideally located with easy access to the A50, providing quick routes to Derby City Centre and beyond.







50 Main Street



Approx. Gross Internal Floor Area 1354 sq. ft / 125.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Extended Detached Character Cottage, Located In The Heart Of Hilton Old Village
- Period Features, Including Exposed Beams And Stained Glass Detailing
- Spacious Breakfast Kitchen Overlooking The Rear Garden
- Walk-In Pantry With Central Heating Boiler
- Three Double Bedrooms With Built-In Wardrobes
- WC, Bathroom And En-Suite To Principal Bedroom
- Carport And Workshop Offering Ample Storage, Off Road Parking
- Large Mature Private Garden, Lawn And Patio
- Brick-Built Outhouse And Two Garden Sheds
- Set Well Back From The Road, Accessed Via A Private Driveway

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

C

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Let's *Talk*

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