



HOPPING HILL, MILFORD, BELPER

PRICE £475,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO HOPPING HILL

IMPRESSIVE GRADE II LISTED HOME WITH A WEALTH OF PERIOD CHARACTER – Originally constructed in the 1790s by the Strutt family to provide accommodation for employees of the nearby cotton mills, this substantial stone-built residence offers a rare opportunity to own a home with genuine historical significance within the picturesque village of Milford.

Arranged over four floors, the property combines beautifully retained period features with thoughtfully designed spaces suited to contemporary living. Exposed brickwork, timber beams, feature fireplaces, wooden flooring and barrelled ceilings create an exceptional sense of character, whilst the generous proportions provide considerable versatility.

The accommodation includes two impressive reception rooms, an extended breakfast kitchen, four double bedrooms, two bathrooms and a useful utility room, with the lower-ground level providing two particularly versatile additional rooms. Outside, there is a low-maintenance garden, driveway parking for two vehicles and an EV charging point.

With its striking architecture, adaptable accommodation and fascinating heritage, this is a distinctive home offering character, space and an enviable lifestyle setting.

THE DETAIL

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Dating from the 1790s and constructed in stone by the Strutt family, this Grade II Listed residence is a remarkable example of Milford's historic architecture. The property is arranged across four floors and retains a wealth of original character alongside practical improvements for modern living.

The entrance opens directly into an impressive dining/reception room, where tiled flooring, built-in cupboards, shutters, exposed brickwork and a substantial log burner create a warm and atmospheric setting. The generous lounge features a wood-clad ceiling, exposed character and wooden flooring, together with a further log burner. From here there is access to the utility room and basement.

The utility room is fitted with tiled flooring, blue cabinetry coordinating with the kitchen, a Belfast sink, heated towel rail, WC and plumbing for a washing machine. The extended breakfast kitchen provides an excellent everyday living and entertaining space, with powder blue cabinetry, a large Britannia range cooker with gas hob, extractor hood, breakfast bar seating four, space for an American-style fridge freezer and an integrated dishwasher. Dual-aspect windows and two external doors provide excellent natural light and access to outside.

The first floor offers two generous double bedrooms, both with exposed timber beams, feature fireplaces, attractive views and carpeting. The landing includes useful built-in shelving within an arched alcove, whilst the airing cupboard houses the boiler. The bathroom features a Jacuzzi bath, separate shower enclosure, WC, vanity wash basin, tiled flooring and exposed beams.

The top floor provides a substantial principal bedroom with exposed brickwork and timber beams, alongside a walk-in wardrobe fitted with wardrobes. A further double bedroom benefits from fitted wardrobes and a built-in desk/dressing table. The en-suite includes a mains shower with rainfall head, WC and wash basin incorporated into fitted storage.

The basement has been thoughtfully divided into two fully usable rooms, both with wooden flooring and attractive barrelled ceilings. One of the rooms benefits from patio doors providing access to outside, whilst also housing the fuse board and meters. A separate WC and wash basin add further practicality, with the two rooms offering excellent flexibility for a variety of uses including a home office, studio, gym, hobbies or additional reception space.

Outside, the front garden is low maintenance and enclosed by iron spindle fencing, with a patio area and driveway parking for two vehicles. An EV charger is also provided. The garden continues around the property with paved areas and steps leading to a further section, where a vinyl shed is included. A second separate outside area, accessed from the other kitchen door, also benefits from a further included vinyl shed.

Milford is a highly regarded historic village within the Derwent Valley Mills World Heritage Site, surrounded by the attractive Derbyshire countryside and rich in industrial heritage. The village retains much of its historic character, with the River Derwent and former Strutt mill buildings contributing to its distinctive setting. Local amenities include places to eat and drink, while Belper and Derby provide a wider selection of shops, schools, leisure facilities and services. The area also offers excellent opportunities for walking and exploring the surrounding countryside.

AML Verification

CB+CO





In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO





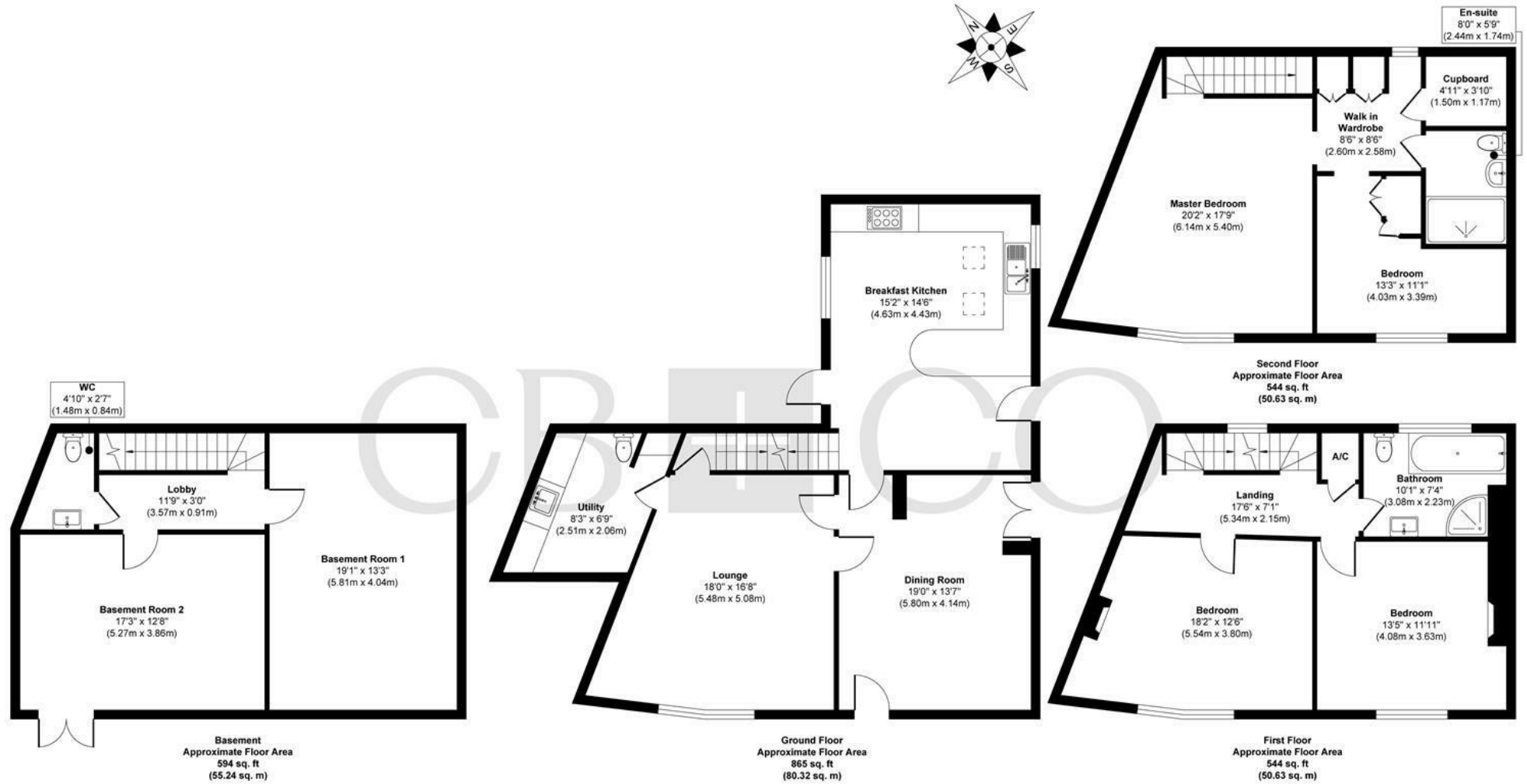








Hopping Hill



Approx. Gross Internal Floor Area 2547 sq. ft / 236.82 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

2688.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

D

- Grade II Listed Stone-Built Residence – A Historic Home Full Of Character And Period Features.
- Constructed In The 1790s By The Strutt Family – Originally Built For Employees Of The Nearby Cotton Mills.
- Chain Free – Offering The Potential For A Straightforward And Convenient Purchase.
- Four Floors Of Accommodation – Spacious And Flexible Living Arranged Across Four Levels.
- Two Character Reception Rooms – Generous Dining And Lounge Spaces With Period Features.
- Extended Breakfast Kitchen – Powder Blue Units, Britannia Range Cooker And Four-Seat Breakfast Bar.
- Four Double Bedrooms – Well-Proportioned Bedrooms With Character Features And Storage.
- Two Bathrooms Plus WC – Including A Jacuzzi Bathroom And Principal Bedroom En-Suite.
- Two Versatile Basement Rooms – Useful Additional Space With Barrelled Ceilings And Wooden Flooring.
- Driveway Parking For Two Vehicles – Convenient Private Off-Road Parking.

DARLEY ABBEY MILLS

THE MILLS

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Middle Mill
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MICKLEOVER

THE STUDIO

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