

Westview

Hill Farm, Etwall Road, Willington, DE65 6DX

John
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£785,000

A truly exceptional Grade II listed barn conversion, combining character and luxury within an exclusive gated courtyard in sought-after Willington. Offering almost 2,500 sq ft of beautifully appointed accommodation, four en suite bedrooms and landscaped gardens extending to 0.39 acres.

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Approached via a private gated driveway, Westview occupies an enviable position in the highly regarded South Derbyshire village of Willington, close to the popular Mercia Marina. Beautifully blending the character and charm of its historic origins with the comfort and sophistication of modern living, this impressive home offers generously proportioned accommodation approaching 2,500 sq ft. The spectacular dining kitchen, with its exposed beams, creates a wonderful focal point for entertaining, complemented by both a living room and separate sitting room featuring a striking double-sided log burner. Four superb double bedrooms, each enjoying en suite facilities, provide luxurious and private accommodation, while a large utility room, separate boot room and guest cloakroom add to the home's practicality. Outside, the 0.39-acre plot features beautifully landscaped gardens, a productive vegetable garden and orchard, together with a gravelled courtyard providing ample parking and a single garage. A rare opportunity to acquire a distinctive character home offering an exceptional combination of heritage, space and contemporary comfort in a highly desirable village location.

Entrance to this beautiful home is via an impressive entrance hall with a full height glazed entrance door and matching side panels which fill the space with natural light, feature ceiling beams and plenty of space for occasional furniture and coat and shoe storage. The tiled floor runs through to the inner hallway and into the ground floor guest WC which is fitted with a low flush WC, hand wash basin and additional tiling to half wall height.

The large open kitchen dinner is again filled with natural light coming from windows overlooking the front courtyard and three large skylights set into the vaulted ceiling featuring exposed beams. The kitchen area is fitted with an extensive range of matching units with granite worktops and a matching central island with an inset double sink unit, glass display cabinets, built-in larder cupboards and plenty of space has been provided for appliances including a range cooker with extractor hood over. The large dining area has a door opening onto the courtyard ideal for unloading the shopping. Along from the kitchen is a superb utility room a wonderfully generous space fitted with an extensive range matching units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, window to the side and entrance door onto the courtyard.

The two reception rooms lie on the opposite side of the entrance hall, both enjoy lovely views over the rear garden and share the double-sided log burner which creates wonderfully cosy spaces but with plenty of space for entertaining. The inner hallway leads off the sitting room leading to an understairs storage cupboard and to the rear garden by way of the boot room which has been recently refitted with a range of useful storage cupboards.

The first floor accommodates two generously proportioned double bedrooms, served by a stylish Jack and Jill en-suite bathroom. Bedroom three further benefits from a walk-in wardrobe and delightful garden views, whilst bedroom four enjoys an outlook over the courtyard. The recently refitted bathroom is elegant and practical with a luxury four-piece bathroom suite with gold fittings, incorporating a concealed-cistern WC, corner shower enclosure, panelled bath with mixer tap and handheld shower attachment, and a double vanity unit with useful storage beneath. Complemented by a heated towel rail, contemporary tiled splashbacks and ceramic tiled flooring.

The second floor reveals two further impressive double bedrooms, each enjoying the luxury of its own en-suite facilities. Bedroom two is a particularly charming room, featuring attractive exposed beams and a well-appointed en-suite shower room comprising a low-flush WC, vanity wash basin with storage, and double shower enclosure, complemented by tiled splashback areas, LED mirror and a chrome heated towel rail. The principal bedroom is an impressive L-shaped suite, enjoying views across the front courtyard. Its generously proportioned en-suite bathroom is fitted with a vanity wash basin incorporating extensive storage, a concealed-cistern WC and an illuminated LED mirror, creating a stylish and sophisticated finishing touch.

Outside, the property is approached along private gated driveway with large timber double opening electric gates. This leads to a beautiful tree-lined driveway that serves all six of the properties in this exclusive development. The property has parking in the courtyard for several cars and a single garage located in a separate block plus additional visitor parking is available. The beautifully established gardens are arranged into four distinct sections, each offering its own character and appeal. The first is a formal garden, featuring attractive gravel pathways and a block-paved patio, with expanses of lawn framed by established, well-stocked borders and mature evergreen hedging, providing year-round structure, privacy and colour. An attractive arched arbour leads through to the second section, where a further lawned garden is complemented by a patio seating area and beautifully planted herbaceous beds and borders. A raised deck provides an additional space for outdoor entertaining and relaxation, with a timber garden shed and a charming summer house on either side. The summer house is particularly versatile, benefiting from power, lighting and sliding patio doors, making it ideal for use as a garden retreat, hobby room or additional entertaining space. The third section is dedicated to a productive vegetable garden, thoughtfully arranged with raised beds, providing an excellent opportunity for homegrown produce, greenhouse and large chicken coupe. To the rear of the garden is the orchard with a range of mature and productive fruit trees.

About the Area; Situated in the heart of South Derbyshire, Willington is a thriving village offering an appealing balance of rural surroundings, excellent amenities and convenient transport connections. Its strategic position between Derby and Burton-on-Trent, together with easy access to the A38 and A50, makes it particularly well suited to commuters. The village also benefits from its own railway station, providing direct services to Derby and Birmingham. Everyday amenities are well catered for, with a Co-op supermarket, medical centre, florist, hairdressers and a well-regarded primary school, alongside regular bus services. Families will also appreciate the village's catchment for John Port Spencer Academy, whilst the historic village of Repton, renowned for its prestigious public school, is just a short drive away. The village enjoys a welcoming community atmosphere, with a selection of independent cafés, traditional public houses and attractive riverside walks. The Dragon and The Green Man are popular local establishments, whilst the picturesque Trent and Mersey Canal provides a delightful setting for walking and cycling. A particular highlight is nearby Mercia Marina, one of the country's largest inland marinas, offering an appealing mix of waterside restaurants, independent boutiques and regular markets. With its relaxed village character, attractive surroundings and excellent connectivity, Willington remains a popular choice for those seeking a well-balanced lifestyle in South Derbyshire.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

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

Broadband type: 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 G

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

Our Ref: JGA/28102026

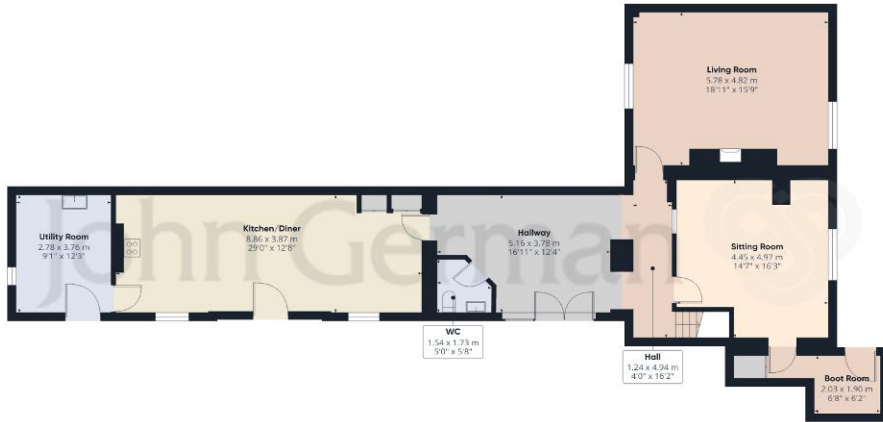








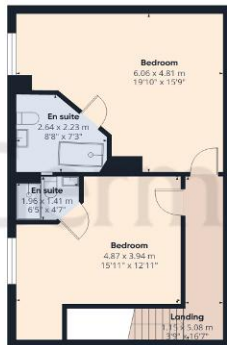




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

231.4 m²

2491 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



