



GRANT'S
OF DERBYSHIRE

Everson, Mills Croft, Hognaston DE6 1PT
Offers Over £550,000

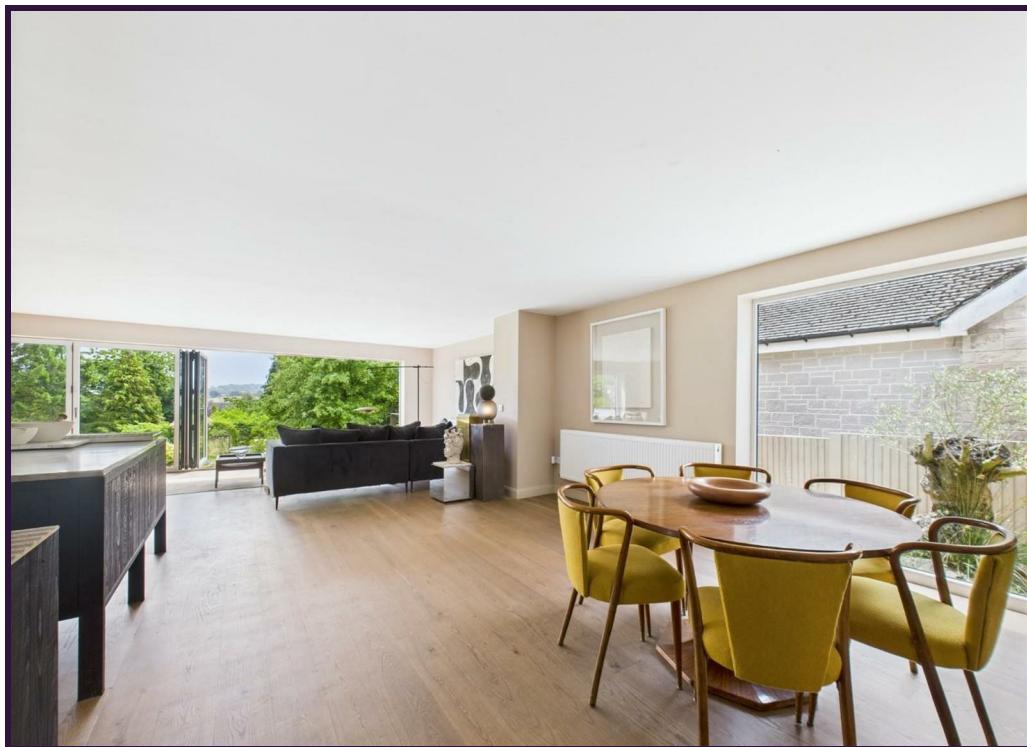
Occupying a peaceful cul-de-sac location close to the heart of the highly sought-after Derbyshire village of Hognaston, is Everson, an extended and beautifully refurbished three-bedroom detached home offering contemporary living, eco-friendly features and breathtaking countryside views.

The ground floor features a welcoming hallway, two spacious double bedrooms, a stylish shower room and a practical utility room. The standout space is the impressive open-plan living/dining/kitchen area, complete with a wall of glazed doors opening onto the south-facing garden – perfect for families and entertaining.

A stunning oak staircase leads to the first floor where the showpiece principal bedroom boasts a large feature window framing far-reaching rural views. This level also includes a luxurious and extremely well-appointed bathroom.

Externally, the property offers a driveway to the front and a generous, south garden to the rear. Sustainable design is at the heart of the home, with solar panels and an air source heat pump ensuring long-term energy efficiency and lower running costs.

Viewing is highly recommended to fully appreciate the quality, space and light this exceptional home has to offer.



The Location

Hognaston is a charming village set on the edge of the Peak District National Park, surrounded by beautiful countryside and an extensive network of scenic walks and bridleways. Just a 15-minute stroll from Carsington Water, with its water sports, sailing club, fishing, walking and cycling trails, the property offers the perfect blend of rural tranquillity and excellent connectivity. Set back from the main road, it enjoys easy access to Wirksworth (4 miles), Ashbourne (5 miles), Matlock (6 miles), Belper and the city of Derby (12 miles), making it an ideal base for commuting. The village itself boasts The Red Lion, a traditional seventeenth-century family-run pub, a village hall and the historic Norman-built St Bartholomew's Church, along with a thriving community hosting many regular events and clubs. Families will also appreciate the village playground, excellent nearby primary schools and inclusion within the sought-after Queen Elizabeth Grammar School catchment area.

The Property

Ground Floor

To the front of the home is a composite door opening into the

Entrance Hallway 8'5" x 7'7" (2.59m x 2.32m)

The entrance hallway immediately sets the tone for the home, with striking Derbyshire fossilized stone flooring and a full-height picture window filling the space with natural light and offers a pleasant outlook onto a small part of the landscaped garden. Practical yet stylish, it provides ample space for coats and footwear before leading through a wide opening to the inner hallway.

Inner Hallway 18'0" x 10'10" (5.49m x 3.32m)

The inner hallway is a generous space, illuminated by stylish wall lighting. Here, the flooring transitions to beautiful engineered flamed oak, complementing the handcrafted solid oak staircase that rises to the first floor. From this central point, an opening leads into the stunning open-plan living/dining/kitchen area, with doors also providing access to the ground-floor bedrooms, shower room and utility room.

Open Plan Living Dining Kitchen 30'6" x 23'5" (9.31m x 7.16m)

The open-plan living/dining/kitchen is a truly impressive contemporary space, with beautiful flamed engineered oak flooring flowing throughout and an abundance of natural light from its

triple-aspect design. A striking feature of the room is the full-width aluminium bi-fold doors, which provide a most pleasant outlook and open seamlessly onto the garden to create an effortless connection between inside and out. The handmade deVOL kitchen forms a stunning focal point, complete with a double ceramic fluted Belfast sink, elegant blue ash cabinetry and a matching island offering additional cupboards and drawers. Perfect for entertaining, the room would also work well for family life, with the flexibility to create distinct zones to suit a variety of needs.

Shower Room 8'8" x 5'4" (2.66m x 1.64m)

The shower room is finished to an exceptional standard, featuring Porcelanosa NK fittings throughout. A wall-hung concealed-cistern WC, wash hand basin with mixer tap and vanity drawers, and a mains-operated rainfall shower with handheld attachment create a sleek and functional design. Fully tiled and complemented by underfloor electric heating, the space combines contemporary style with a luxurious feel.

Utility 6'9" x 5'4" (2.06m x 1.65m)

Having a side-aspect window, this utility room features tiled walls and flooring, preparation surfaces set above base

units, and space and plumbing for a washing machine. A door leads to a useful plant room housing the hot water tank, consumer unit and solar panel system.

Bedroom Two 13'8" x 11'2" **(4.17m x 3.41m)**

A generously proportioned double bedroom with engineered oak flooring and a large front-aspect window that fills the room with natural light. The simple, elegant design creates a calm and inviting atmosphere.

Bedroom Three 15'5" x 9'6" **(4.72m x 2.92m)**

The second double bedroom on the ground floor is of a very good size and also features engineered oak flooring. It has the added benefit of being dual aspect.

First Floor

A beautiful solid oak open-tread staircase leads up from the inner hallway, reaching the

Landing 9'1" x 5'1" (2.78m x 1.56m)

Enjoying plenty of natural light through the side-aspect window as well as the Velux roof light above the stairs. Doors lead off to the principal bedroom and bathroom, creating the feel of a private master suite level.

Main Bedroom 19'0" x 14'11" **(5.81m x 4.56m)**

The principal bedroom is an impressive loft-style space, beautifully designed

with a bright and airy feel. A striking rear feature window frames stunning, far-reaching countryside views, while an additional dormer window floods the room with even more natural light. Sloped ceilings add charm and character, with clever storage solutions tucked neatly into the angled walls – ideal for built-in wardrobes. The light engineered oak flooring continues seamlessly from the landing, enhancing the sense of flow and quality.

Main Bathroom 11'10" x 10'8" **(3.61m x 3.26m)**

The bathroom exudes luxury, finished to the highest standard with Porcelanosa L'Antic Colonial fittings throughout. It features a stunning free-standing Krion crushed marble bath, a double vanity with waterfall taps and storage drawers, and a sleek wall-hung WC. A vast walk-in shower with both rainfall and handheld options adds to the spa-like feel, complemented by electric underfloor heating. An obscured glass dormer window to the side ensures plenty of natural light while maintaining privacy.

Outside

To the front, a generous driveway provides ample off-street parking. The large, south-facing rear garden is fully enclosed and beautifully arranged with a spacious lawn, mature borders, and a tranquil pond. A paved patio creates the ideal spot for al fresco dining, while a pretty planted archway leads to an additional garden area, partly left to rewild for a natural feel. Offering a

wonderful sense of privacy and a lovely outlook, it's a perfect space to relax and unwind.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

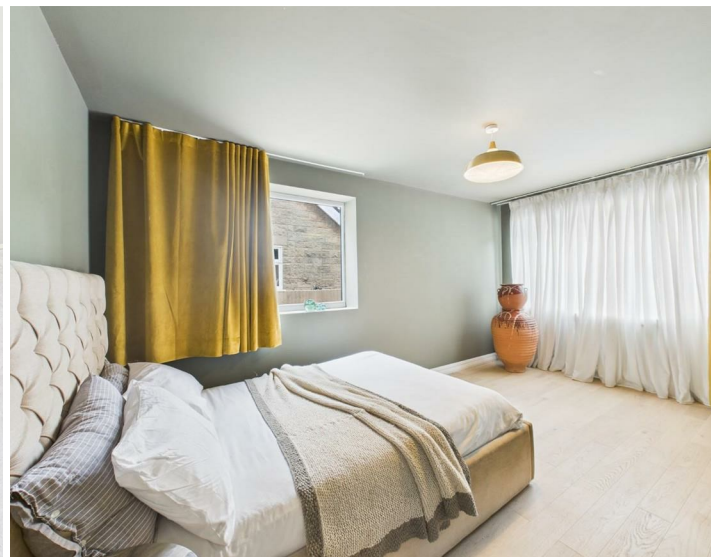
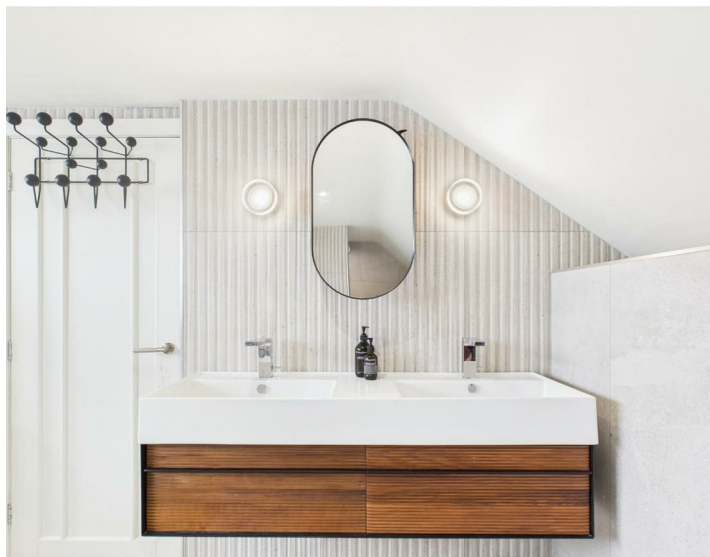
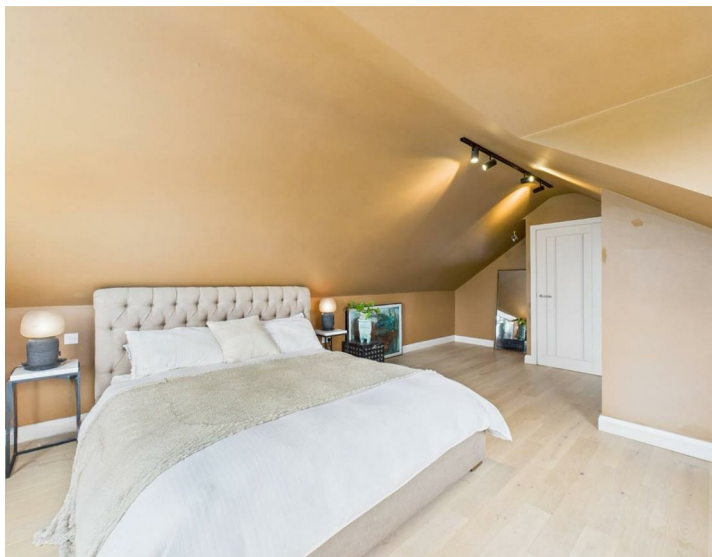
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From Wirksworth Market Place drive up West End and after approximately one mile turn left onto the B5035 towards Carsington and Ashbourne. After 3 miles take a left turn into Stone Pit Lane as signposted for Hognaston. Proceed into the village of Hognaston and continue down the hill passing The Red Lion Public House on the left. Continue on past the church and after a short distance, turn right into Mills Croft. Everson is the third property on the left hand side.



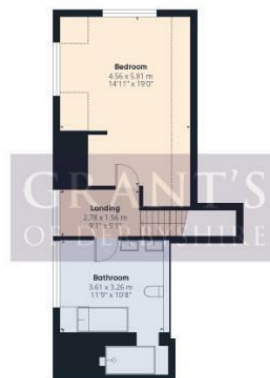




GRANT'S
OF DERBYSHIRE



Floor 0



Floor 1

Approximate total area⁽¹⁾

167.4 m²
1802 ft²

Reduced headroom

8.5 m²
92 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.

GIRAFFE360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

