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The Whitehouse, 3 Main Street, Hilton, Derby, DE65 5FF

Guide Price £210,000

For sale by Auction on 01 October 2026.

A rare opportunity to acquire one of Hilton's oldest homes. This substantial four/five bedroom period cottage offers approximately 1,787 sq ft of characterful accommodation, four reception areas and a generous private rear garden. Requiring comprehensive modernisation, The Whitehouse offers exceptional potential in a highly convenient village centre location.

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The Whitehouse, 3 Main Street, Hilton, Derby, DE65 5FF

Summary Description

The Whitehouse, 3 Main Street, Hilton is a substantial four/five bedroom semi detached period cottage occupying a generous plot in the heart of this popular South Derbyshire village. Believed to be approximately 300 years old and amongst Hilton's oldest properties, the house extends to approximately 166 square metres (1,787 square feet) and retains an abundance of period character. Requiring a comprehensive programme of modernisation, it represents a rare opportunity to restore and personalise a sizeable village home with considerable potential.

The versatile accommodation includes four reception areas, comprising a lounge, dining room, study and conservatory, alongside an entrance reception and substantial kitchen. Exposed beams feature throughout, complemented by fireplaces, a stove, traditional Rayburn and other character details reflecting the property's heritage. Across the upper floors are up to five bedrooms, including a principal bedroom with cast iron fireplace and a fifth bedroom served by an en suite shower room. Outside, gated access leads to a particularly generous and private rear garden with established trees, lawned areas and gravelled parking for approximately three vehicles. A substantial powered shed provides useful additional storage.

Positioned centrally on Main Street, the property is well placed for Hilton's everyday amenities, including shops, cafés, public houses, medical facilities and community amenities. Families have access to Hilton Primary School and The Mease Spencer Academy within the village, with secondary education available nearby at John Port Spencer Academy in Etwall. Road connections are convenient for the A50 and surrounding centres including Derby, Burton upon Trent and Uttoxeter, while local bus services provide connections with neighbouring communities.

Entrance Reception

12'0 x 11'1 (3.66m x 3.38m)

A characterful entrance reception providing access through the property, featuring exposed ceiling beams and a timber column. A UPVC door and adjoining double glazed window overlook and provide access to the rear garden, with two radiators and a telephone point completing the space.

Dining Room

12'10 x 14'10 (3.91m x 4.52m)

A generously proportioned reception room with windows to both the front and rear, allowing plenty of natural light. Character features include exposed beams and an attractive brick and stone fireplace incorporating a stove, together with useful built in storage.

Lounge

12'8 x 12'11 (3.86m x 3.94m)

A separate front facing reception room featuring exposed ceiling beams and a tiled fireplace, offering excellent potential to create a comfortable principal living space. Further features include a wooden framed double glazed window and radiator.

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Conservatory
18'9 x 12'0 (5.72m x 3.66m)

Positioned to the rear of the property and providing a pleasant connection with the garden, the conservatory features brick tiled flooring, UPVC double glazed framing beneath a translucent roof and French doors opening directly outside. A radiator allows for use beyond the warmer months.

Study
12'0 x 10'3 (3.66m x 3.12m)

A versatile additional reception room, ideal for use as a home office, snug or hobby room. Features include exposed ceiling beams, wall lighting, useful understairs storage and UPVC double glazed sliding patio doors opening towards the rear. There is also a radiator and telephone point.

Kitchen
11'5 x 13'0 (3.48m x 3.96m)

A substantial kitchen offering considerable scope for redesign and modernisation. The existing accommodation includes a range of wall and base units with stone effect work surfaces, tiled splashbacks and a central island with timber worktop. Character features include exposed beams, a Belfast style sink,, complemented by an integrated electric oven and hob. Side facing UPVC double glazed windows provide natural light, with a wall mounted gas boiler also located within the room.

Guest Cloakroom/WC

Fitted with a low flush WC and wash hand basin with separate chrome taps. Further features include tiled flooring, exposed beams, a rear facing window and radiator.

First Floor Landing
The first staircase rises to a landing with a rear facing UPVC double glazed window and radiator, providing access to the principal first floor accommodation.

Bedroom One
12'10 x 13'1 (3.91m x 3.99m)

A particularly spacious dual aspect principal bedroom with windows to both the front and rear. Character is provided by a cast iron fireplace, while further features include a radiator and access to the roof space.

Bedroom Four / Dressing Room
9'5 x 8'2 (2.87m x 2.49m)

A flexible room which could serve as a fourth bedroom, dressing room or additional study. Features include an exposed ceiling beam, side facing UPVC double glazed window, walk in storage cupboard and radiator.

Bedroom Two
12'7 x 11'10 (3.84m x 3.61m)

A well proportioned double bedroom with a rear facing UPVC double glazed window and radiator.

Bedroom Three
9'6 x 10'9 (2.90m x 3.28m)

A further front facing bedroom with a wooden framed double glazed window and radiator.

Bathroom
8'8 x 5'0 (2.64m x 1.52m)

The family bathroom is fitted with a four piece suite comprising a corner shower enclosure, low flush WC, wash hand basin and panelled bath. An exposed ceiling beam adds character, while additional features include an obscure UPVC double glazed window, radiator and shaving point. The room provides excellent scope for a contemporary refit as part of the wider modernisation programme.

Second Staircase
A separate staircase rises to the additional upper floor accommodation.

Bedroom Five
12'4 x 7'8 (3.76m x 2.34m)

An additional bedroom featuring an exposed ceiling beam, rear facing UPVC double glazed window and radiator, making this a useful and adaptable space.

En Suite Shower Room
5'5 x 4'8 (1.65m x 1.42m)

Serving Bedroom Five, the en suite is fitted with a shower enclosure and electric shower, low flush WC and wall mounted wash hand basin with separate chrome taps. An exposed ceiling beam provides further character.

Outside

The property occupies a notably generous plot and presents an exciting opportunity for buyers looking to improve both the house and its surroundings. The frontage directly addresses Main Street, while gated access leads to the substantial rear garden.

Predominantly laid to lawn and bordered by established trees, the garden offers considerable space for landscaping, entertaining or family use. Gravelled off road parking is also provided for approximately three vehicles.

Shed
12'7" x 9'4" (3.85m x 2.86m)
A substantial garden shed with light and power connected, together with useful roof storage.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Location / what3words

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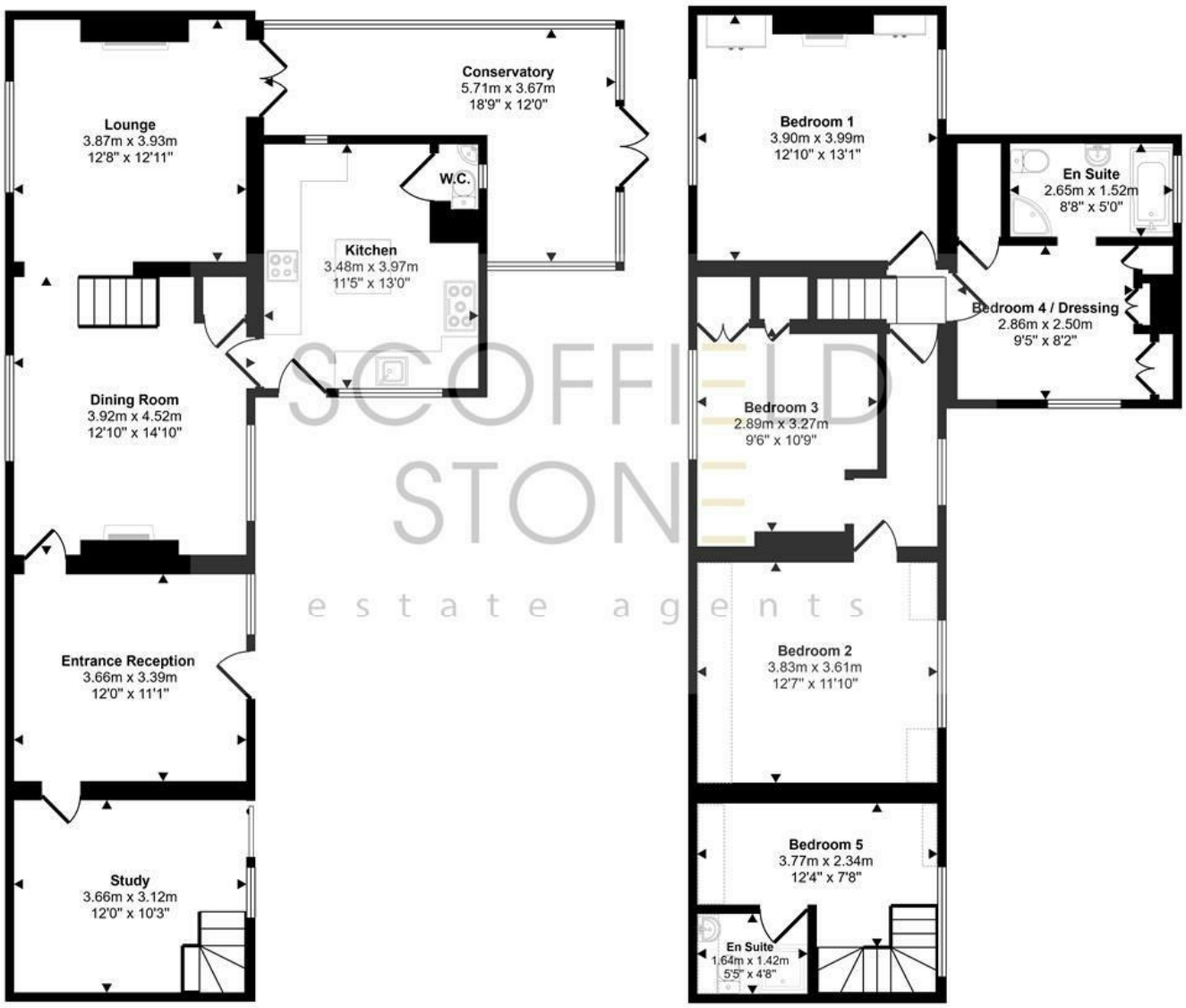
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Approx Gross Internal Area
166 sq m / 1787 sq ft

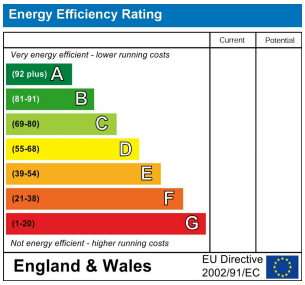


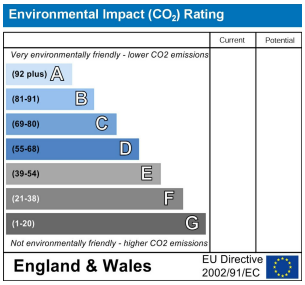
Ground Floor
Approx 89 sq m / 956 sq ft

First Floor
Approx 77 sq m / 832 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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