



**6 The Stables Hargate House Farm, Egginton Road, Hilton, Derby, DE65 5FJ**

**O.I.R.O £775,000**

Scoffield Stone is privileged to offer **FOR SALE** this superb four-bedroom **BARN CONVERSION** with a rural outlook. Forming part of an exclusive and favoured gated development on the fringe of the village of Hilton is this charming barn conversion located within the grounds of Hargate House Farm. The property marries original features with contemporary styling.

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## Summary description

The significant draw is the LAND which accompanies the building; sitting on a plot of approx. 1.8 acres there is substantial ground offering a multitude of opportunities, primarily being the opportunity for EQUESTRIAN OR SMALL HOLDING use. There is also a large driveway with parking for multiple vehicles and TRIPLE GARAGE with electric doors. An attic space above the garages has been modified to a room, currently being used as an office.

Accessed via secure gates, this offers something very special to the discerning buyer. Recently updated by the current owners with oak doors and new double glazed windows throughout, the accommodation in brief comprises entrance hall to an open-plan kitchen/diner, spacious sitting room with Inglenook fireplace, study, two guest cloakrooms and utility at ground floor, with four double bedrooms and two family bathrooms to the first floor, along with dressing room and en-suite to bedroom one.

Viewing is a must!

## Entrance Hall

With wood effect engineered flooring, neutral decor, new timber part glazed main entrance door with side window, storage cupboard and electric panel heater.

## Utility

With tiled flooring, neutral decor, tiled splashback, white wall and floor units with wooden worktop, inset composite sink with chrome mixer tap, under counter space and plumbing for washing machine and dryer, front aspect double glazed window and door off to;

## Boot room

having a double-glazed window to the side, tiled flooring and electric panel heating.

## Kitchen / Diner

27'6" x 14'1" (8.4 x 4.3)



With wood effect engineered flooring, neutral decor, traditional open beamed ceilings, front aspect double glazed window, front aspect double glazed French doors to the garden, a range of contemporary fitted wall and floor units to white with wood effect roll edge worktop, space for fridge/freezer, inset porcelain sink with chrome monobloc tap, space for range cooker with extractor hood over, fitted island unit with base cupboards, breakfast bar and stone worktop, with inset wine chiller. Two rear aspect double glazed windows, two electric panel heaters, first staircase to first floor and under-stairs storage.

## Sitting Room

35'1" x 14'1" (10.7 x 4.3)



With stone flag flooring, neutral decor, two front aspect double glazed French doors to garden, double glazed window to front aspect, three double glazed French doors to enclosed and decked outdoor area, wood burning stove set within brick Inglenook fireplace, traditional open beamed ceiling, two electric heaters, second staircase to first floor and under stairs storage.

## Snug

11'1" x 10'5" (3.4 x 3.2)



With engineered flooring, neutrally decorated with rear aspect double glazed window, rear aspect double glazed French doors to enclosed rear decked patio and electric heater.

## Guest Cloakroom Two

With tiled flooring, neutral decor, tiled splashbacks, wall-mounted wash hand basin with chrome hot and cold taps, low flush WC, electric panel heater and extractor fan.

## Landing One

Off from the kitchen. Carpeted and neutrally decorated with wooden balustrade to staircase, roof light, exposed beams and built-in cupboards.

## Bedroom One

14'1" x 11'5" (4.3 x 3.5)

Carpeted and neutrally decorated with two rear aspect roof lights and double glazed window to front aspect, exposed beams to ceiling and electric panel heater.

## Dressing Room to Bedroom One

Carpeted and neutrally decorated with built in wardrobes, front aspect double glazed window and access to roof space.

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## En Suite to Bedroom One

Tiled flooring and neutrally decorated with panelled splashbacks, wash hand basin set within a vanity unit, having chrome hot and cold taps, low flush WC, bathtub with stainless steel mixer, chrome heated towel rail and side aspect obscure double glazed window.

## Bathroom One

14'1" x 11'5" (4.3 x 3.5)



With ceramic tiled flooring, neutral decor, tiled splashbacks, exposed beams to ceiling, bathtub with chrome hot and cold mixer tap, low flush WC, pedestal wash hand basin with chrome hot and cold taps, double shower enclosure with plumbed rain fall shower and attachment, front aspect roof light, chrome heated towel rail and extractor fan.

## Bedroom Two

14'1" x 12'5" (4.3 x 3.8)



Carpeted and neutrally decorated with four roof lights front and rear facing, built in cupboards and electric panel heater. A door separates bedroom two from bedroom three.

## Bedroom Three

15'1"ax x 14'1" (4.6max x 4.3)



Carpeted and neutrally decorated with four roof lights front and rear facing, sloped ceilings with exposed beams and trusses and electric heater. A door separates bedroom two from bedroom three.

## Landing Two

Carpeted with wooden balustrade to staircase and exposed beams and trusses.

## Bedroom Four

14'1" x 11'1"ax (4.3 x 3.4max)



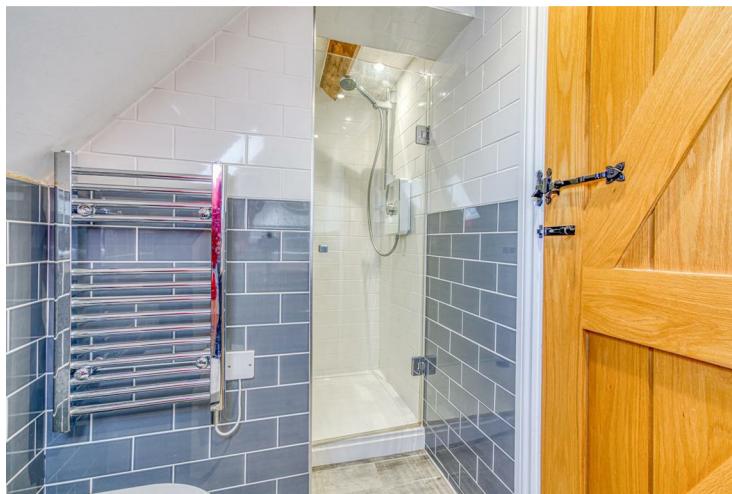
Laminated flooring with neutral decor and having sloped ceilings with built in storage, electric panel heater and two roof lights.



Sales: 01283 777100  
Lettings: 01332 511000  
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## Bathroom Two



With tiled flooring, neutral decor, vanity unit with wash hand basin having chrome mixer tap, low flush WC, shower enclosure with electric shower, electric panel heater and roof lights.

## Outside



The property is accessed via gate to a Tarmacadam driveway area, with standing for multiple vehicles. There is an ornamental garden area to the left of the driveway. Detached triple garage which has light and power and electric up and over doors, the attic space of which has been converted to provide extra accommodation (the current owner is using this space as an office). To the front of the property is a substantial lawned garden, with raised decking patio. The garden is fenced and this then leads to a field/paddock which is either fenced or hedged to all boundaries and would potentially be ideal for EQUESTRIAN use.

To the rear of the property is an enclosed patio area with decking and leads to a central area which services other properties on the development and gives access for bin storage.

## Additional Information

The property is within the Curtilage of a Grade II listed building. Enquiries should be made as to any potentially restrictive covenants.

## Material Information

Verified Material Information

Council tax band: G

Council tax annual charge: £3341.76 a year (£278.48 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing and Wood burner

Broadband: No broadband connection

Parking: Garage, Driveway, and Gated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: F

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

For further Material Information about this property please visit: <https://moverly.com/sale/LUBJ1YWSc8djmib4pPD2H/view>



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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.

## Location / what3words

what3words ///visual.pint.contrived

## ID Checks for buyers

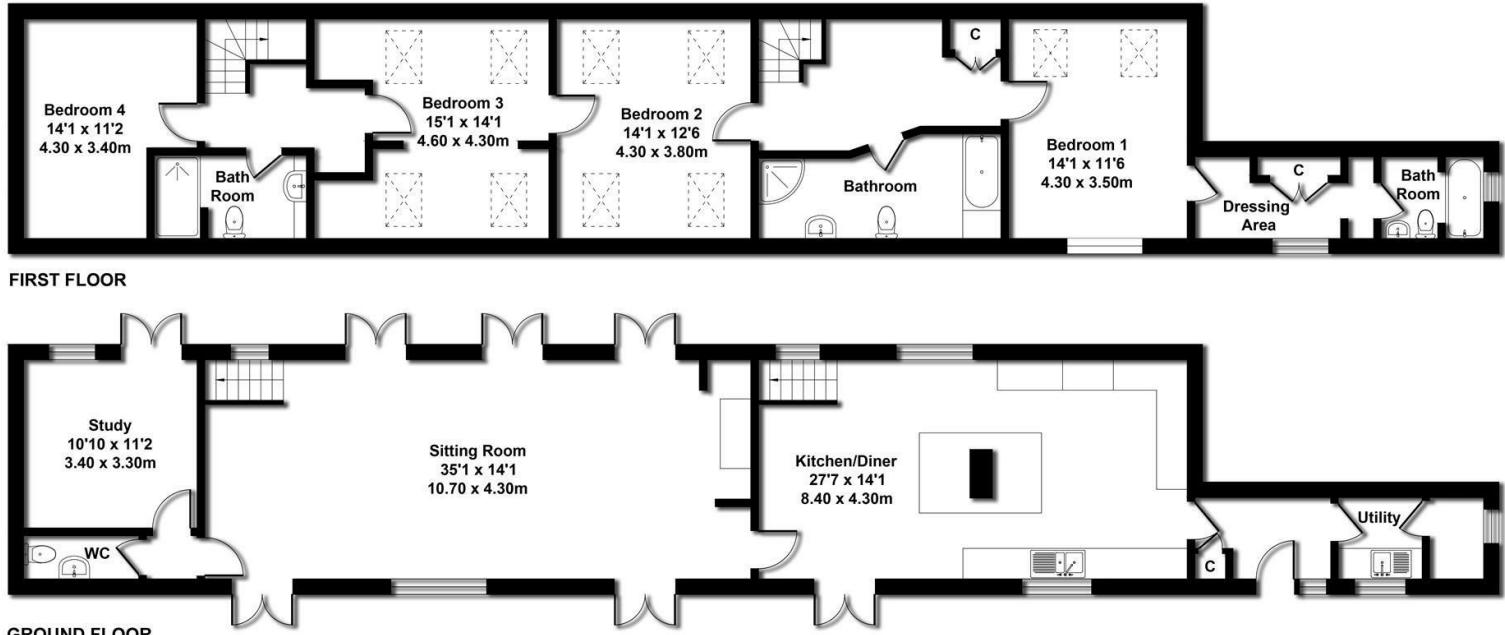
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



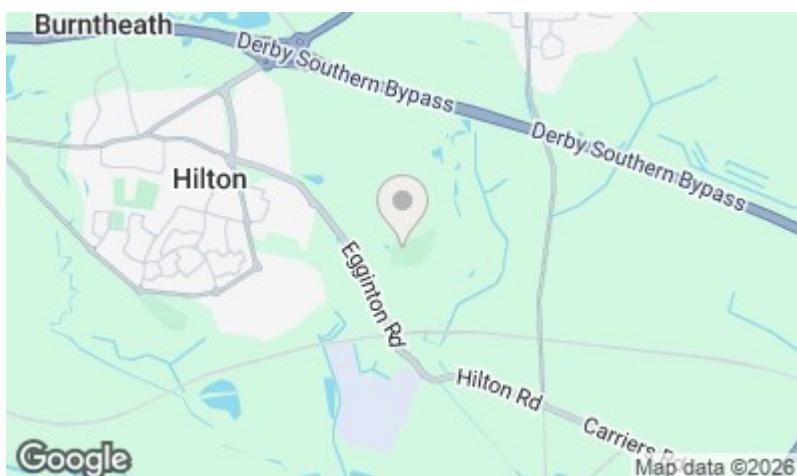
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## 6 The Stables

Approximate Gross Internal Area  
2314 sq ft - 215 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		32
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		14
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



### Hilton Office

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