



Coach House, Hoon Ridge, Hilton, Derbyshire, DE65 5GA

Set within an exclusive private setting on the rural borders of Hilton is the Coach House, an exceptional three bedroom character barn conversion offered with no upward chain. Showcasing charming traditional features including exposed brickwork, beams and parquet flooring, this individual former coach house offers generously proportioned living accommodation alongside three good sized bedrooms, with private outside space including south facing gardens and a detached double garage. A gated opens into the charming south facing courtyard gardens, which wrap around the property with a further

seating area to the rear aspect. The reception hall leads into two reception rooms each having feature fireplaces and a study, with a spacious conservatory, bespoke handmade kitchen, laundry/boot room and cloakroom also to the ground floor. From the first floor part-galleried landing there are three double bedrooms, all of which have fitted wardrobes, being serviced by a luxurious family bathroom. A lengthy private drive leads into this select community of rural homes, where the Coach House has private parking to the fore of the detached double garage, which presents a versatile entertaining or work space as well as

potential for conversion into an annexe (STPP). A studio/storage area is also set to the first floor of the garage. The Coach House is serviced by double glazed windows (fitted 2020), oil central heating and a private drainage system which is shared between the 10 properties within this private development.

The popular Derbyshire village of Hilton is home to an excellent range of amenities well catered towards village family life. Within walking distance of the property are facilities including convenience stores,

supermarket, and the highly respected Hilton Primary School lies within the traditional pubs, a post office and village, feeding into John Port Secondary School in nearby Etwall. The village is within easy reach of stunning Derbyshire countryside and the Peak District National Park for those enjoying outdoor leisure pursuits, and the commuter routes of the A50 and A38 and A515 give convenient access to the national motorway network beyond. The village is also ideally placed for rail travel, with links available stations in both Willington and Hatton giving access to Derby, Nottingham and Stoke on Trent.



- Characterful Barn Conversion
- Exclusive Private Setting & Open Aspect
- Offered with No Upward Chain
- Wealth of Character & Space
- Central Reception Hall
- Two Reception Rooms & Study
- Bespoke Kitchen with Vaulted Ceilings
- Boot Room/Laundry & Cloakroom
- Three Good Sized Bedrooms
- Luxurious Family Bathroom
- Parking to Private Drive & Rear Courtyard
- Detached Double Garage with Studio/Storage - Conversion Potential
- South Facing Courtyard Gardens
- Open Woodland Aspect to Front
- Well Placed for Commuter Routes, Schools & Local Amenities

Reception Hall 5.97 x 2.8m (approx. 19'6" x 9'2")
A composite entrance door opens into this spacious hallway, having stairs rising to the first floor accommodation, traditional oak parquet flooring and character doors opening into:

Sitting Room 4.3 x 4.15m (approx. 14'0" x 13'7")
With dual aspect windows, a wealth of exposed beams and a brickwork open fireplace set to stone hearth

Study 2.02 x 2.01m (approx. 6'7" x 6'7")
A useful home office having parquet flooring, a high level stained glass window, a fitted desk and fitted storage

Dining Room 4.27 x 3.54m (approx. 14'0 x 11'7)

Another characterful reception room having a Portway wood burning stove, oak parquet flooring, exposed beams and feature brickwork. Double doors open into:

Conservatory 4.9 x 3.25m (approx. 16'0 x 10'8)

A spacious and versatile reception room having tiled flooring, windows overlooking the south facing garden and double doors opening out to the side

Boot Room/Laundry 4.33 x 2.3m (approx. 14'2 x 7'6)

Providing an alternative entrance to the rear of the barn, this useful space is fitted with a range of hand-made full height and base units with oak worksurfaces over, housing space for a washing machine. There is a window to the rear and tiled flooring with under floor heating extends into:

Farmhouse Kitchen 4.64 x 3.73m (approx. 15'2 x 12'2)

A stunning space having vaulted ceilings and a wealth of exposed brickwork and beams. A range of handmade wall and base units with also oak work surfaces over house a double Belfast sink with Quooker multifunction boiling/filtered/carbonated water tap, and integrated appliances including Bosch dishwasher, AEG induction hob with recessed extractor, AEG oven, microwave/oven and warming drawer, fridge and freezer. The kitchen has dual aspect windows, space for a central island unit and under floor heating

Cloakroom

Accessed from the **Reception Hall**, having a wash basin set to vanity unit, WC, parquet flooring and a feature window to the rear





Stairs rise to the first floor **Part Galleried Landing**, having a feature window to the front, windows to the rear and doors opening into:

Master Bedroom 4.3 x 3.44m (approx. 14'0 x 11'3)
A spacious double room having dual aspect windows and a range of antique pine fitted wardrobes

Bedroom Two 3.25 x 2.9m (approx. 10'8 x 9'5)
With a window to the front overlooking a pleasant open aspect and a double fitted wardrobe

Bedroom Three 3.25 x 2.25m (approx. 10'7 x 7'4)
Having a window to the front and a range of fitted wardrobes

Family Bathroom 4.3 x 2.32m (approx. 14'1 x 7'7)
A modern suite comprises wash basin set to vanity unit, wall hung WC, double ended freestanding bathtub and walk in shower, with tiled splash backs, a chrome heated towel rail, dual aspect windows and electric under floor heating



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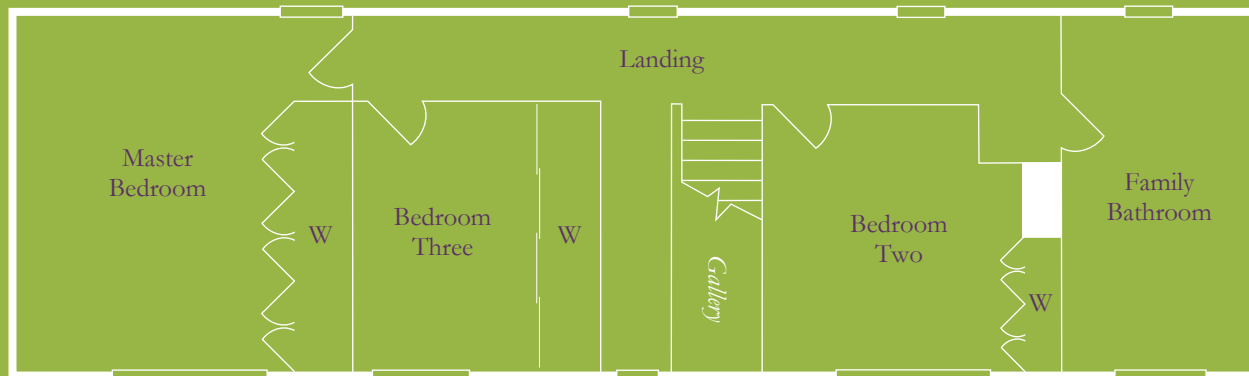
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Outside

A private driveway leads from Hoon Lane into the private Hoon Ridge, a community of character barns and conversion in the grounds of the nearby former manor house. A tarmac drive leads to the driveway where there is parking to the fore of the garage, and a right of way leads to the rear of the property where there is allocated parking extending across the width of the property within the communal courtyard

Detached Double Garage 6.96 x 6.93m (approx. 22'9 x 22'8)

The garage measures 7m² (interior) and offers potential (subject to relevant permissions) for conversion into a self contained annexe or for use as a fabulous entertaining or workspace. An electric entrance door opens to the front and the garage has interior and exterior power, lighting and an exterior water point. There is wiring for an EV charging point, and a courtesy door opens out to the side

Studio 6.99 x 4.01m (approx. 22'11 x 13'1)

Set above this garage, this versatile space is ideal as a games room or storage space, having dual aspect windows

South Facing Garden

Extending to the front, side and rear of the barn are well tended courtyard gardens, enjoying a good degree of privacy and a pleasant open outlook. To one side there is a fitted gas BBQ with a slate topped work area, there are a number of exterior power points as well as exterior lighting and water, and a large dual sided workshop with power, lighting and a fitted workbench is included in the sale. The pergola with detachable roof is also included in the sale, and gated access opens both out to the front aspect and to the courtyard to the rear of the barn

Please Note: All 10 properties contribute £60 per annum towards emptying of the private drainage system

