

2 The Stables

Hargate House Farm, Egginton road, Hilton, Derbyshire, DE65 5FJ

Set behind a secure entrance with a tree lined approach is this beautifully appointed barn conversion situated in a semi-rural surrounding within this superb development.

This deceptively spacious and beautifully presented barn conversion sits within a secure and superior development on the outskirts of the village of Hilton. The impressive tree lined approach to the secure gate is a wonderful feature of this development, which sits surrounded by paddock land.



The property has been enhanced by its current owners creating a superior home yet retaining many character features, oozing with charm whilst enjoying the lovely views. This characterful conversion offers an impressive dining hallway having natural stone flooring with underfloor heating leading into the hallway with study area off. The study area opens into a fantastic lounge which is overlooked by a first-floor gallery landing and features a log burner as well as two sets of french doors leading out to the rear garden. There is a beautifully fitted kitchen with granite work tops and matching island. The master bedroom with superb, fitted wardrobes and luxury en-suite, plus a further bedroom and superbly appointed family bathroom complete the ground floor. To the first floor is a guest bedroom with cloakroom.

Outside is a low maintenance and attractive rear garden. To the front is a well-manicured lawn, plus a driveway providing parking and leading to a single garage.

Ground Floor

- Dining Hall 4.64m x 3.56m max 3.21 min
- Study 2.06m x 3.10m
- Lounge 5.40m max 4.23m min x 5.56m
- Breakfast Kitchen 5.49m max 3.31m min x 3.19m
- Master Bedroom 3.54m x 4.5m max
- En-suite 1.48m x 2.28m
- Bedroom Two 2.20m x 4.08m
- Family Bathroom 2.41 x 1.67m

First Floor

- Guest Bedroom 2.12m x 5.31m
- Guest Cloakroom 2.06m x 1.03m

Outside

- Single Garage 2.83m x 5.19m





The Property

This is an excellent opportunity to acquire this most impressive three-bedroom barn conversion offering a wealth of character and charm and having been lovingly upgraded by the current owners to provide a beautiful home. The entrance to the property is via an open oak porch inviting you into the stunning dining hall with its natural stone flooring with underfloor heating, a very useful cloaks cupboard and an oak framed entry into the hallway. The study area leads off the hall. The lounge is fantastic. With two sets of french doors which open out into the rear garden, a log burner, exposed roof timbers and stairs leading up to a galleried landing where the well-presented guest bedroom with fitted wardrobes and matching drawers can be found. Off the landing is a superbly appointed guest cloakroom.

The kitchen is beautifully fitted with granite work tops, inset with an induction hob and Belfast sink. Integrated appliances include a fridge, freezer, washing machine, dishwasher, oven, grill, and microwave. An island offers further storage and a breakfast bar area whilst the window looks out over paddock land.

The master bedroom has been fitted with a superior range of built-in wardrobes providing shelving and hanging space. The luxury en-suite has a dual head shower, plus a fitted w.c and wash hand basin set within a vanity unit. There is a further bedroom and a superbly fitted family bathroom with under-floor heating, slipper bath, wash hand basin and w.c.

Grounds and Gardens

The approach is impressive with a private tree lined drive leading to secure remote gate giving access to the development which is surrounded by paddock land.

The property itself has a well-manicured lawn to the front, herbaceous beds and a tarmac driveway providing parking and giving access to a garage with power and light and an access door out into the rear garden.

The fully enclosed rear garden is low maintenance and laid to stone slabs, providing lots of space for entertaining with lovely herbaceous borders.

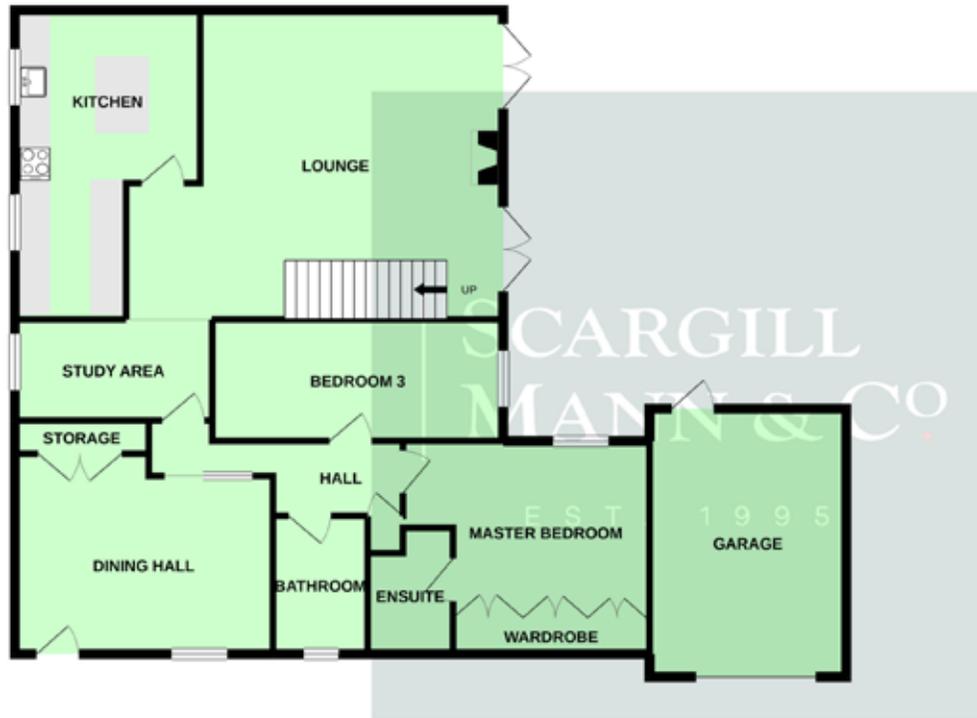
Please Note

We have been advised by the vendor that the property is subject to an annual charge of approximately £425.00 payable in June. This covers the cost of lighting and maintenance of communal areas. Should you proceed with the purchase of this property these details must be verified by your solicitor.

Situation

The property is located on the outskirts of Hilton which offers easy access on foot to an excellent range of amenities in the village centre including supermarket, selection of shops, reputable primary school, and regular bus service. There is easy access on to the A50 and A38.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

South Derbyshire District Council – Band E

ROADS

There is excellent access available to the A38/A50 linking to the motorway network beyond.

AIRPORTS AND RAIL

East Midlands and Birmingham Airports are within a 45-minute drive. Nearby train stations are in Burton upon Trent, Hatton and Derby. The train station from Burton upon Trent stops at Tamworth for fast London connections in 1 hour and 5 minutes.

SHOPPING

Burton upon Trent, Derby, Uttoxeter and Ashbourne are all within a reasonable drive.

LEISURE

Hoar Cross Hall and St Georges Park are just a short drive away..

SCHOOLS

The property is in the catchment area for Hilton Primary School located within the village and John Port Spencer Academy located in Etwall. Independent Schools include Derby High and Grammar, Denstone College, Repton, Foremarke Hall Preparatory, St Wystans, and Abbotsholme.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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