



The Old Wool Shop, 14 Main Street, Hilton, Derby, Derbyshire, DE65 5FF

£375,000

A unique and incredibly stylish four bedroom home in the heart of old Hilton village, featuring an impressive open plan kitchen, dining and family space, separate lounge with multi fuel stove, principal bedroom with en suite, private cottage style garden, detached garage gym and driveway parking for two vehicles.

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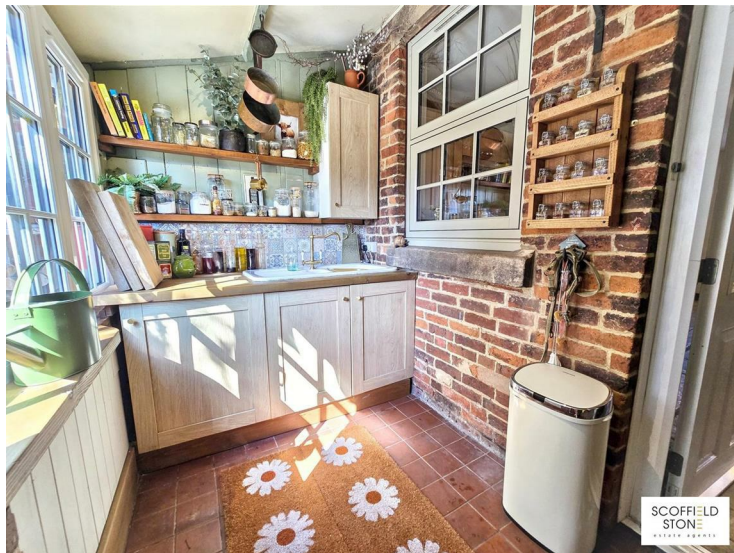
Summary Description

Occupying a distinctive position in the heart of old Hilton village, 14 Main Street is a unique four bedroom freehold home offering approximately 131 square metres (1,407 square feet) of accommodation. Individual styling, character inspired details and versatile living spaces combine to create a home that feels refreshingly different. The property also benefits from driveway parking for two vehicles, a detached garage currently arranged as a gym, and a particularly private enclosed rear garden.

At the centre of the house is an impressive open plan kitchen, dining and family area, designed for everyday family life and entertaining. A bespoke shaker style kitchen with wooden worktops, Belfast sink and substantial island sits alongside dedicated dining and relaxation areas, with French doors connecting directly to the garden. Stone flag flooring, exposed brickwork and contemporary radiators add character, while a separate lounge provides a cosier retreat centred around a multi fuel stove. Upstairs are four bedrooms, including a generous principal bedroom with en suite shower room, together with a stylish family bathroom featuring a freestanding bath and separate walk in shower. A downstairs cloakroom and rear utility area add further practicality. Outside, the secluded cottage style garden incorporates established planting, distinct seating areas, a summerhouse and workshop, while the detached garage provides useful additional flexibility.

Main Street places the property within Hilton's established village setting, conveniently positioned for local shops, everyday amenities and community facilities. Families have access to schooling within Hilton and the surrounding area, while regular road connections provide convenient access towards Derby, Burton upon Trent and neighbouring South Derbyshire villages. The A50 and A38 are also readily accessible for wider regional travel.

Rear Porch and Utility



A characterful and practical entrance to the rear of the home, combining everyday functionality with the property's distinctive style. Brick effect tiled flooring and exposed brick walls create an immediate sense of warmth, while a side facing UPVC double

glazed window draws in natural light. A fitted base unit incorporates a ceramic sink with drainer, preparation bowl and gold coloured mixer tap, finished with a tiled splashback.

Open Plan Kitchen, Dining and Family Area 19'0" x 18'11" (5.81 x 5.79)



The true heart of the home, this impressive open plan space has been designed around modern family life, relaxed entertaining and everyday enjoyment. Stone flag flooring runs throughout, bringing a natural, tactile quality that works beautifully alongside exposed brick detailing, warm timber finishes and carefully chosen contemporary accents.

The bespoke shaker style kitchen is fitted with wooden work surfaces and centred around a Belfast sink with gold coloured monobloc tap. There is space and plumbing for a range oven, together with an integrated fridge freezer and integrated dishwasher. A substantial centre island with breakfast bar creates a natural gathering point, equally suited to morning coffee, informal dining or entertaining friends.

Beyond the kitchen, clearly defined dining and family areas allow the room to work effortlessly for both busy day to day living and more relaxed occasions. French doors open directly onto the garden, creating an easy connection between inside and out, while two additional obscure glazed windows provide further natural light. An ethanol feature stove adds another focal point to the family area, complemented by contemporary vertical radiators, inset ceiling lighting and internet access. Open plan access to the staircase further enhances the sense of flow through this highly individual living space.

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Lounge

10'1" x 17'9" (3.09 x 5.42)



A separate reception room with a more intimate atmosphere, ideal for quieter evenings and relaxed family time. Wood effect laminate flooring continues the home's warm, natural palette, while two front facing UPVC double glazed windows with secondary glazing allow good levels of light.

The principal focal point is the multi fuel stove, set within the fireplace and finished with a substantial timber mantle, creating a cosy and inviting centrepiece. Two contemporary vertical radiators complement the room's styling, together with a television point.

Main Entrance Hall

The entrance hall sets the tone for the rest of the property, combining period inspired character with a more contemporary decorative approach. Stone flag flooring provides a strong visual connection with the open plan living space, while wooden wall panelling adds texture and depth. A part obscure glazed hardwood entrance door brings in natural light, with a built in storage cupboard providing useful practical space.

Guest Cloakroom

A stylish and well considered ground floor cloakroom finished with stone flag flooring and contemporary tiled splashbacks. A side facing obscure UPVC double glazed window provides natural light and privacy, while the room is fitted with a low flush WC and contemporary vertical radiator.

Stairs and Landing

The staircase forms part of the home's interior character, with carpeted steps, wooden wall panelling and a contemporary industrial style banister rail creating an attractive contrast between traditional and modern influences. The landing includes a retro style radiator and a side facing UPVC double glazed window, bringing natural light into the upper floor.

Bedroom One

10'8" x 14'9" (3.27 x 4.52)



A generously proportioned principal bedroom with a calm, individual feel and excellent natural light from two front facing UPVC double glazed windows with secondary glazing. Wood effect laminate flooring provides a practical and contemporary finish, complemented by a radiator.

The room offers ample space for a full range of bedroom furniture and enjoys direct access to its own en suite shower room.

En Suite Shower Room

A smart and contemporary en suite finished with ceramic tiled flooring and tiled splashbacks. The suite comprises a low flush WC, pedestal wash hand basin with chrome monobloc tap and a shower enclosure with plumbed shower and rainfall head. Inset ceiling lighting and a heated towel rail complete the space.

Bedroom Two

8'7" x 11'5" (2.64 x 3.48)



A comfortable double bedroom finished with wood effect laminate

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flooring and enjoying natural light from a side facing UPVC double glazed window. A radiator provides heating, while access to the roof space offers additional practicality.

Bedroom Three

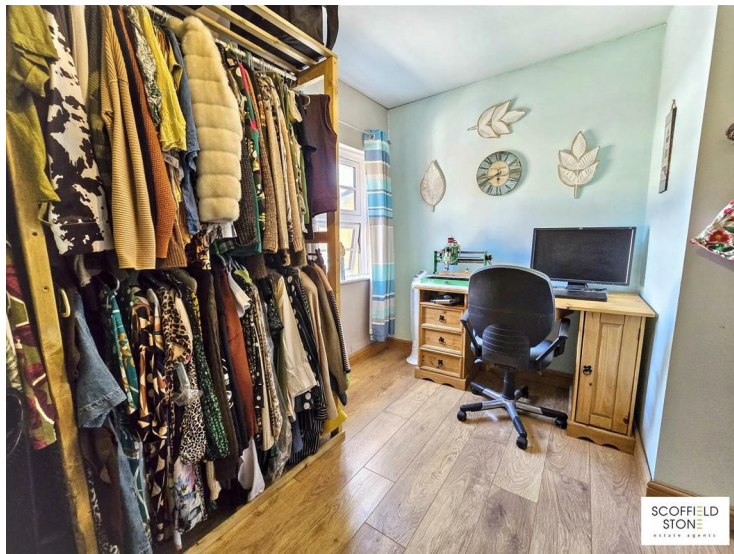
12'4" x 6'10" (3.76 x 2.09)



Another well proportioned bedroom, suitable as a double or spacious single room depending on requirements. The room features wood effect laminate flooring, a side facing UPVC double glazed window and radiator.

Bedroom Four

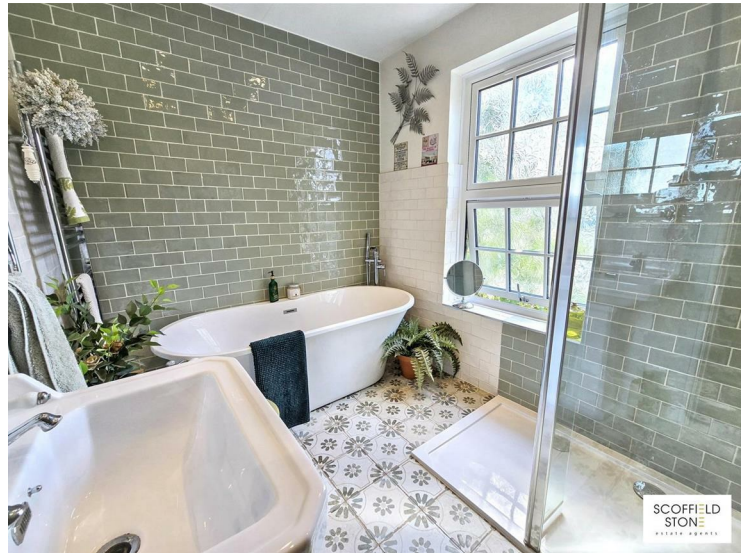
9'6" x 8'2" (2.92 x 2.51)



Currently arranged as a dressing room and home office, this flexible fourth bedroom demonstrates the versatility of the accommodation. With wood effect laminate flooring, a side facing UPVC double glazed window and radiator, the room could equally suit use as a nursery, study, hobby room or traditional bedroom.

Bathroom

9'1" x 6'7" (2.77 x 2.02)



A particularly attractive family bathroom where contemporary fittings are combined with decorative finishes to create a space with genuine character. Ceramic tiled flooring and patterned wall tiling provide visual interest, while a side facing obscure UPVC double glazed window allows plenty of natural light.

The suite includes a pedestal wash hand basin with chrome hot and cold taps, WC and a freestanding bathtub with chrome pillar tap. A large separate walk in shower enclosure is fitted with a chrome plumbed shower and rainfall head. Inset ceiling lighting completes the room.

Outside

Garage/Gym and Workshop



Accessed either from the garden or driveway, this detached single storey building offers valuable additional space and considerable flexibility. The current owners have created a dedicated home gym, although the building could lend itself to a variety of recreational,

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storage or hobby uses, subject to individual requirements.

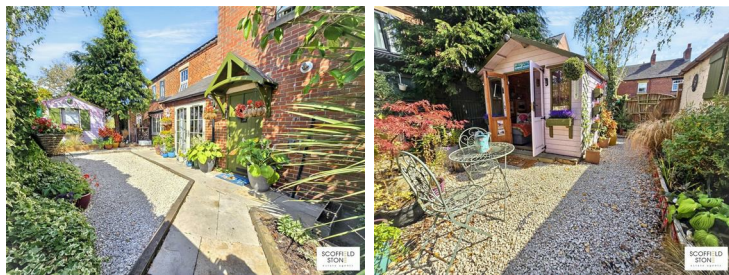
Light and power are installed, while access from the garden is via a smaller adjoining shed, currently used as a workshop space. Together, these areas provide excellent scope for anyone seeking dedicated space away from the main house.

Parking



Off road parking is provided by the block paved driveway to the front of the property, offering space for at least two vehicles.

Garden



The rear garden is a real extension of the home's lifestyle appeal, offering an excellent degree of privacy and a carefully considered layout with a relaxed cottage garden feel.

Completely enclosed, the garden is predominantly finished with decorative gravel for ease of maintenance, softened by a broad range of established herbaceous planting, mature greenery and colourful seasonal interest. Clever zoning creates several distinct areas, beginning with a more open section close to the house that works naturally for seating, entertaining and outdoor dining.

Beyond this, the garden becomes more secluded, leading into a charming secret garden area where a summerhouse provides a further place to sit, unwind or enjoy time away from the main house. The combination of planting, screening and varied garden areas gives the outside space a particularly private and individual atmosphere.

A cold water tap and outdoor power socket are also provided.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: D

The building

Semi-detached house, standard brick and block construction

4 bedrooms, 2 bathrooms, 2 receptions

Accessibility adaptations: None

Loft: uninsulated and unboarded, accessed by Hatch and dropdown ladder from a bedroom

Outside areas: Side garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 10th Mar 2020

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 great, Vodafone good, Three good, EE great

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Onward chain: no

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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.

Follow the link for the full report:

<https://moverly.com/sale/4Y498GPzZ25NLI8EdphJk/view>

Buying to Let?

Guide achievable rent price: £1600pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///elevates.encloses.informs

Disclaimer

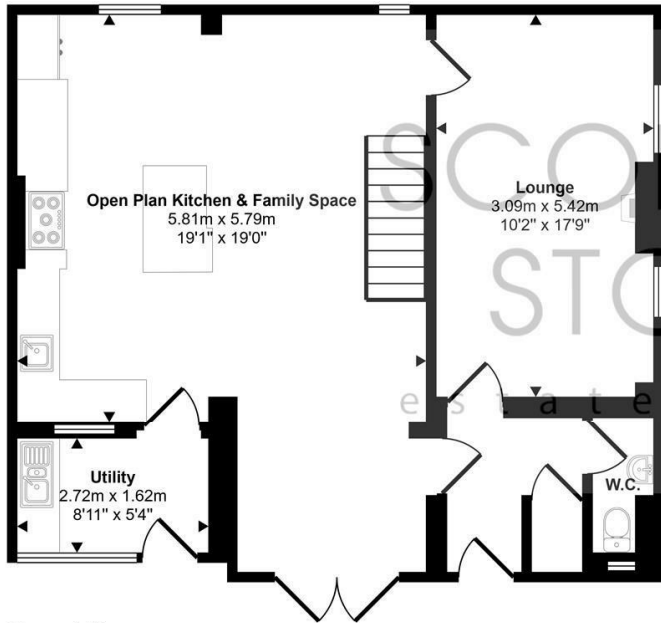
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each 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.

ID Checks for buyers

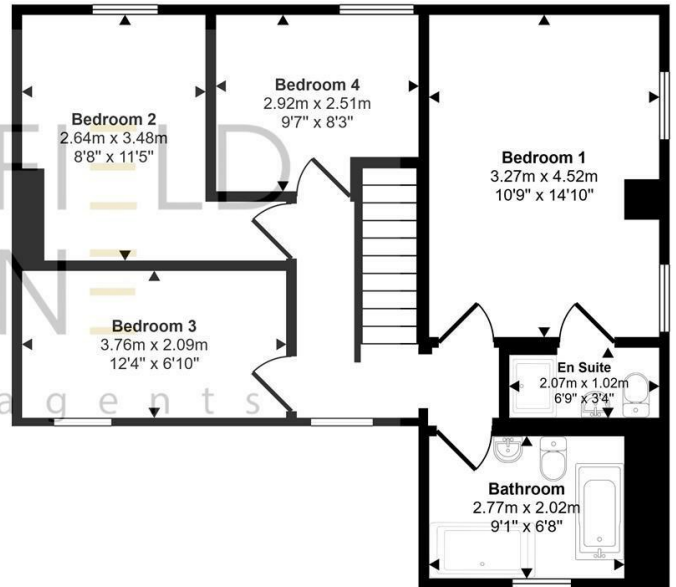
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



Approx Gross Internal Area
131 sq m / 1407 sq ft

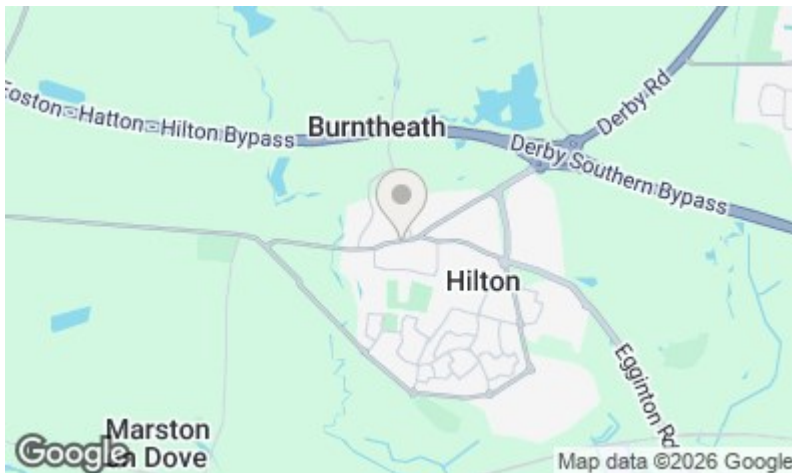


Ground Floor
Approx 71 sq m / 766 sq ft



First Floor
Approx 60 sq m / 641 sq ft

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.



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

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



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