

# The Old School

Uttoxeter Road, Hilton, Derby, DE65 5JW

John  
German









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£725,000

Formally Hilton Primary School built in 1897 and converted into an exclusive development of premium homes. Located on the outskirts of Hilton old village, surrounded by open fields, the property has been built with an expert attention to detail to create a spectacular luxury home full of character.

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Great skill and dedication was required to do justice to this lovely old building, expertly blending lovely original features with contemporary living. The layout has been carefully considered to meet the needs of a modern family whilst the setting will come as a real surprise to many, with lovely open views and country atmosphere.

Entering the property via the covered storm porch with a hardwood entrance door that opens into the main entrance hall, where there are oak panel doors with black door furniture (which feature throughout the property) leading off to the cloakroom, separate guest WC and into the sitting room. An exposed brick feature wall with an original archway opens into the inner hall with stairs rising to the first floor, understairs storage and a door leading into the living room. The guest WC is fitted with a charming period style suite comprising high flush WC and a pedestal wash basin.

The split-level sitting room is a lovely informal family space, featuring a log burning stove at one end and a multi window bay at the other, which has a lovely view of the garden and French doors that open out onto the rear deck. A second set of glazed doors open into the large living and dining kitchen with loads of space for a lounge set and dining table. The kitchen itself is fitted with an extensive range of oak base and eye level units with granite worksurfaces, French range cooker, Belfast sink, integrated dishwasher, fridge and freezer. There are exposed brick feature walls, double aspect windows, French doors onto the rear decking, as well as a separate split "stable" entrance door and a courtesy door into the garage.

The living room is an elegant, light filled room with a high rear facing window and another set of French doors that open out into the rear garden. The handsome brick open fireplace forms the focal point of the room. There is also a gas point provided.

The study is located off the living room and features an original brick fireplace now decommissioned, but lends great character to the space.

On the first-floor, stairs rise to the galleried landing with a vaulted ceiling, exposed original beams, brick accents and a large picture window to the front. Here, they have also retained one of the original Victorian vents which has been repurposed as a very decorative wall light.

Moving onto the main bedroom which has double aspect windows and great views over the garden and fields, plus an en-suite shower room fitted with a period style suite comprising low flush WC, pedestal wash basin, fully tiled shower cubicle with rain shower head and a separate hand shower attachment. There is tongue and groove panelling to half wall height, a chrome heated towel rail and a window to the front.

The second bedroom is a large double room which sits above the family sitting room below and echo's the fabulous bay shape, but this time with skylights. Bedroom three is also a generous double with a completely different personality, with intricate exposed beams, exposed brick accents and a window overlooking the rear garden, whilst the fourth bedroom is different again with skylights set low into the sloping ceilings an exposed ceiling beam, plus a vanity wash basin.

The family bathroom completes the internal accommodation and is fitted with a full four-piece suite comprising corner bath, separate shower enclosure with rain shower head and a hand shower attachment, low flush WC and a pedestal wash basin. There are exposed beams and brick work and a ceiling skylight.

Outside, the property sits at the head of the private courtyard behind a low maintenance front garden with wrought-iron railing and raised planters set with herbaceous shrubs. The driveway provides access to the double garage, as well as extensive parking. Gated access to the side leads around to the rear of the property. The large double garage has electric doors and houses the central heating boiler as well as the utilities, fitted with a base and stainless steel sink unit with roll edge worktop, plumbing and space for a washing machine and spaces for a tumble dryer and additional fridge and freezer.

The professionally landscaped garden can only really be properly appreciated in person, having been cleverly designed to form a number of interconnecting and beautifully planted spaces creating several seating areas, including the main deck which has a wooden loggia, retractable awning and a currently decommissioned hot tub. The second raised deck sits alongside the fields with a wooden pergola and lattice screen. Paved pathways link though to a sunken patio, past neatly trimmed hedging and under a wooden trellis to the lawn, overlooked by another paved patio which can be accessed directly from the living room.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/03072025

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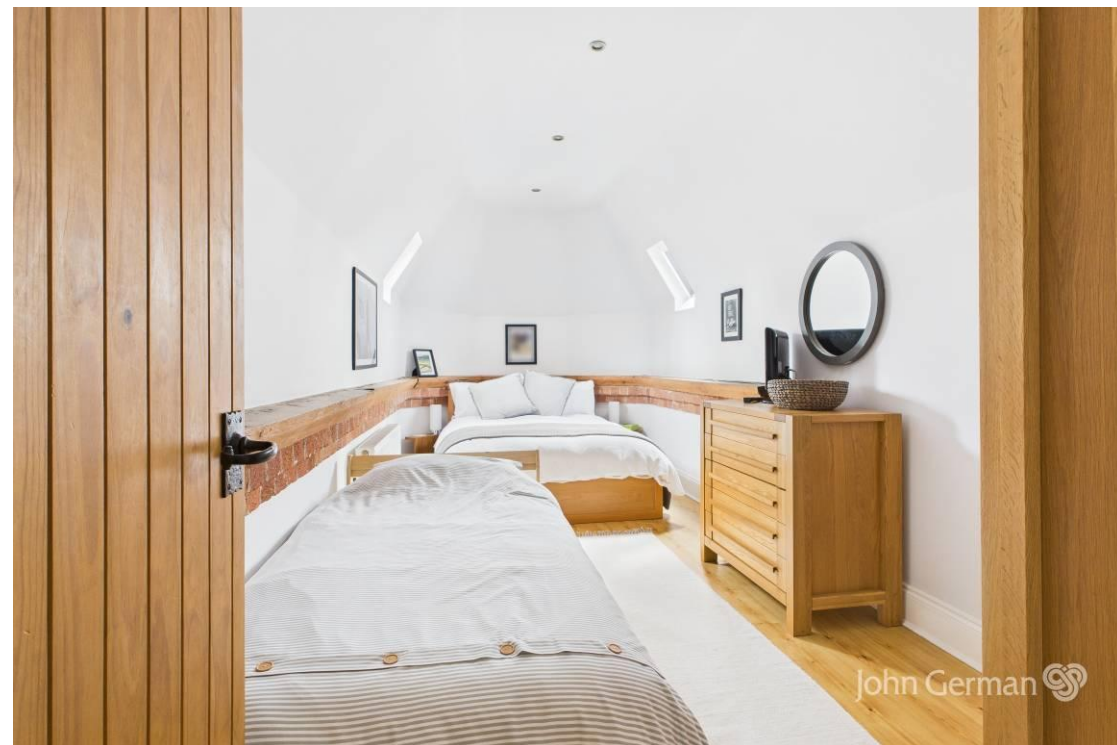
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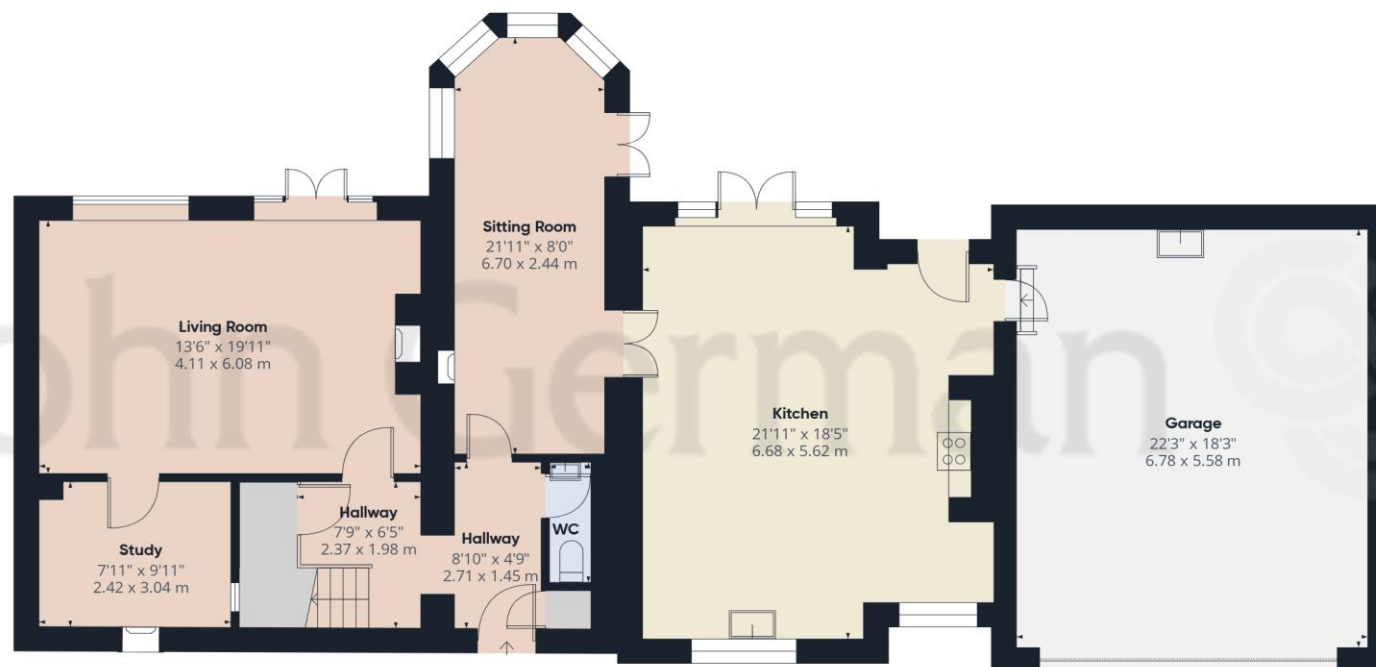




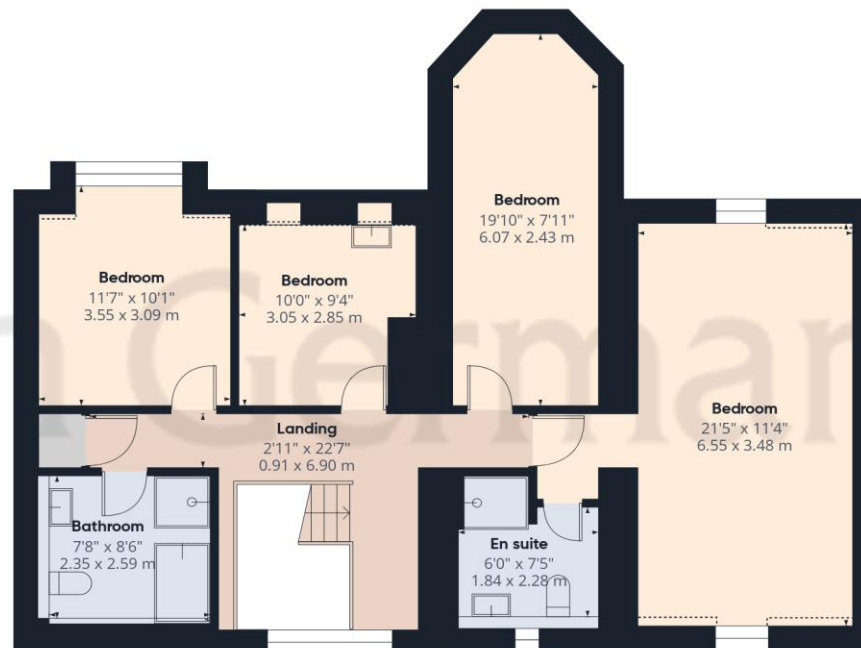








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2313 ft<sup>2</sup>

215 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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