



HOOON RIDGE

HILTON, DERBYSHIRE



GRADE II LISTED ARTS & CRAFTS COUNTRY HOUSE IN APPROX 5.45 ACRES

HOON RIDGE IS A FINE GRADE II LISTED COUNTRY HOUSE SET IN A VERY CONVENIENT POSITION WITH EXCELLENT ACCESS TO A WIDE RANGE OF REGIONAL CENTRES

LOCATION

The property lies adjacent to open countryside set on a small lane leading from the Hilton to Hatton Road.

It is within easy reach of the A50 and the A38 providing excellent connections to Derby, Nottingham, Stoke on Trent and Birmingham.

There are excellent rail connections from Derby Station to London and the south east. East Midlands Airport is within 19 miles.

Trains from Derby Station to London St Pancras approx 88 mins.

There are a number of well renowned public schools within easy reach of the property including Repton and Denstone College.

DIRECTIONS

From the A50 travelling west just after the A38 intersection take the next junction following the signpost to Hilton. Proceed through the village out into the open countryside and after a short distance before arriving at Hatton turn right onto the single track road and the property will be seen at the top of the lane.

Alternatively travelling east on the A50 take the exit at Foston following the signs to Hatton and proceed towards Hilton village turning left off the road towards the property.

DESCRIPTION

Hoon Ridge comprises a glorious principal country house carefully divided into two separate spacious wings. There is an adjoining ground floor annexe (currently let on a modern tenancy) and on the second floor over the whole of the original house a substantial apartment (again let on modern terms). Within the grounds is a more modern three bedroom bungalow (again let on modern terms).

The property therefore offers a high degree of flexibility, either for multi family occupation or continued use as individual dwellings with significant rental income.

The main house is capable of conversion back to a single dwelling by the incorporation of the east and west wings.

Alternative uses for the substantial property could include boutique hotel and wedding venue or other associated uses (subject to any necessary consents).

The grounds and gardens of Hoon Ridge are particularly attractive with generous lawns and mature trees on a number of boundaries.

HISTORICAL NOTE

Designed by the architect George Morley Eaton the Arts and Crafts house has a distinct reflection of a number of designs by the renowned architect Sir Edwin Lutyens.

The main house has a number of desirable, well restored and maintained features set within the principal accommodation. The West wing enjoying the original entrance hall and the East wing the magnificent staircase hall. Both wings have superb principal reception rooms and enjoy large well fitted breakfast kitchens with extensive first floor bedroom accommodation.

Over the main house and with independent access from the rear courtyard there is a very large four bedroomed apartment with separate sitting room and breakfast kitchen, let off on a modern tenancy.

On the ground floor set to the rear of the main house is The Annexe providing generous three bedroom accommodation all on single level with two bathrooms and again let on modern tenancy.

To the rear of the courtyard there is a more modern bungalow, again let off with good sized three bedroomed accommodation with a private garden area.

Hoon Ridge is a stunning country house of great opportunity set in glorious grounds and gardens yet in a very convenient geographical location.





WEST WING

Double oak entrance doors to flagstone entrance vestibule, reception hall with oak flooring. Wonderful original drawing room with a fine carved chimney piece with an oak surround to an open hearth, door out to covered front loggia. There is a further fine sitting room with a period chimney piece and a multi fuel stove, both of these principal rooms overlook the main gardens. From the drawing room is an inner hallway which links through to separate study and an additional room currently as a gymnasium.

Within the entrance hall is a separate cloakroom and W.C. Good sized fully fitted breakfast kitchen with an excellent range of fitted units and original cast iron range and small multi fuel stove. There is a utility room with fitted cupboard and oil fired boiler providing central heating and domestic hot water.

To the first floor is a fine landing and very spacious master bedroom with a separate sitting and dressing area and a lovely aspect out onto the gardens. There is a large en suite shower room and W.C.

In addition there are three further good bedrooms, one with an en suite shower room and family bathroom and also a separate W.C.





EAST WING

Oak side entrance door to entrance hall with utility off, cloaks and W.C and boiler room with oil fired boiler supplying central heating and domestic hot water. Glorious inner staircase reception hall with access to cellar. Main Drawing room with a wide bay window looking out onto the gardens and attractive high stone chimney piece with an oak surround. Dining room, again of generous proportions with a carved chimney piece to an open hearth with marble slips. Fully fitted breakfast kitchen with built in appliances, central island and dining unit. Deep walk in larder and separate study/reception.

The lovely period staircase rises to a semi galleried first floor landing. There is a spacious master bedroom with en suite shower room and W.C and two further generous bedrooms and principal family bathroom with separate shower.



THE APARTMENT

This is spread over the whole of the main house at second floor level and has independent access from the rear courtyard with staircase rising to the second floor landing. There are four good bedrooms, one with a separate dressing room off and another enjoying a separate shower and cloaks with W.C. There is a large bathroom with bath and separate shower and a further cloakroom and W.C. In addition is a well fitted breakfast kitchen, large sitting room and a spacious utility. There is also extensive storage under the eaves space off the landing.

This property is let on a modern tenancy arrangement.

THE ANNEXE

This is set to the rear of the property and built in a complimentary period style.

The accommodation offers an entrance lobby, open plan well fitted kitchen dining room leading through to a sitting room, there are three bedrooms, one with an en suite shower room and a family bathroom with W.C and shower. This enjoys a small separate fenced garden area set adjoining the rear courtyard.

This is let off on modern terms.

THE BUNGALOW

A detached modern single storey building set to the rear of the courtyard and offering three bedroomed accommodation with a fitted breakfast kitchen, sitting room, family bathroom and W.C. This property enjoys a small garden area set to the side.

OUTSIDE

There is a long driveway approach to Hoon Ridge, shared in part, and a circular parking and turning area at the front. The driveway continues round to the rear of the property which gives access to the independent and separately rented parts of the house. There are two substantial garages set to the rear.

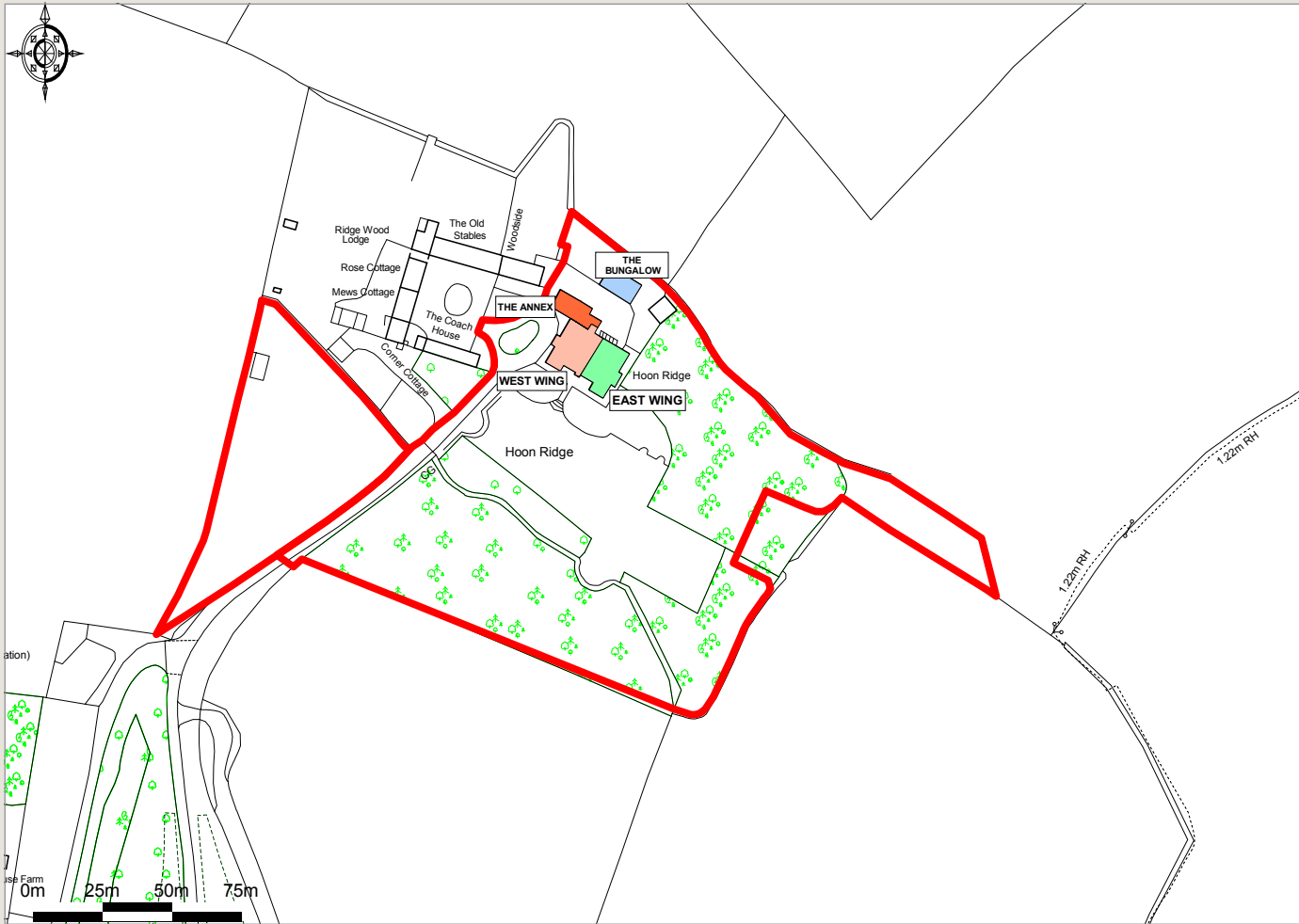
The grounds and gardens of Hoon Ridge are a particular feature with a lovely wide paved terrace set to the south facing main elevation and stocked with a variety of mature flowers, roses and shrubs.

There are deep and generous lawns and a screening woodland strip around the property. The main gardens extend to some 4.42 acres or thereabouts.

Adjoining the property is a **separate paddock area** of an acre or thereabouts.

In all the site extends to 5.45 acres





GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water are understood to be connected to the property. Oil fired central heating. Drainage is to a private system.

Viewing: Strictly by appointment with Savills.

Bungalow



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HOON RIDGE, HILTON, DERBYSHIRE

West Wing gross internal area = 3,742 sq ft / 348 sq m

East Wing gross internal area = 3,462 sq ft / 322 sq m

The Annexe gross internal area = 1,084 sq ft / 101 sq m

The Apartment gross internal area = 2,010 sq ft / 187 sq m

The Bungalow gross internal area = 861 sq ft / 80 sq m

Garages gross internal area = 782 sq ft / 73 sq m

Total gross internal area = 11,941 sq ft / 1,111 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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