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Crowded Cottage, Dale End Road,  
Hilton Old Village, Derbyshire  
£399,950



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BEAUTIFUL EXTENDED COTTAGE - A most attractive and beautifully extended two/three-bedroom character cottage, offering stylish and versatile accommodation throughout. The property has been thoughtfully enhanced to include a superb open-plan dining kitchen with a central island and vaulted ceiling, creating an impressive living and entertaining space. Situated in a delightful position just off Dale End Road, in the heart of Old Hilton Village, the property enjoys easy access to a range of excellent local amenities.

The accommodation has been comprehensively upgraded and briefly comprises a stunning open-plan dining kitchen with vaulted ceiling, a characterful sitting room featuring a log-burning stove, a utility room, a study/ground-floor bedroom, and a well-appointed shower room. To the first floor, the landing leads to two bedrooms and a well-appointed family bathroom. The primary bedroom also benefits from a dressing room and fitted wardrobe area.

Outside, the property occupies a secluded position off Dale End Road and benefits from a block-paved driveway providing parking for two vehicles, a paved courtyard garden, and a beautifully landscaped separate garden featuring a lawn, decked seating area, summerhouse and garden shed.





## The Detail

Entered through double-glazed French doors, the heart of the property is the impressive open-plan dining kitchen with semi-vaulted ceiling, with four Velux windows flooding the space with natural light, while heritage-coloured panelled cabinetry with pewter-effect handles, solid oak work surfaces, and a central island create a warm and inviting atmosphere. The island incorporates plate racks, a wine rack, and a built-in wine cooler, complemented by a traditional Belfast sink and an excellent range of integrated appliances. French doors open directly onto the courtyard garden, enhancing the seamless connection between indoor and outdoor living.

The sitting room is rich in character, featuring exposed beams, a charming fireplace with oak lintel and cast-iron multi-fuel burner, built-in shelving, and French doors opening to the garden. Additional ground-floor accommodation includes a stylish shower room with contemporary fittings, a useful understairs storage cupboard, a utility room, and a separate study/potential third bedroom.

To the first floor, the landing provides access to two well-proportioned bedrooms and a beautifully appointed family bathroom. The primary bedroom enjoys a feature fireplace, exposed beams, and an adjoining dressing room fitted with built-in wardrobes and drawer units. The luxurious bathroom features a roll-top claw-foot bath, Victorian-style shower mixer, vanity basin, and elegant patterned flooring.



Externally, the property benefits from a double-width block-paved driveway and two delightful garden areas. An enclosed courtyard garden provides direct access from both the dining kitchen and the sitting room via French doors. In addition, there is a generous garden area located at the other side of a public footpath. This main garden features lawned areas, raised planting beds, several timber decked seating terraces, a useful storage shed, and a summer house, creating a wonderful outdoor retreat.





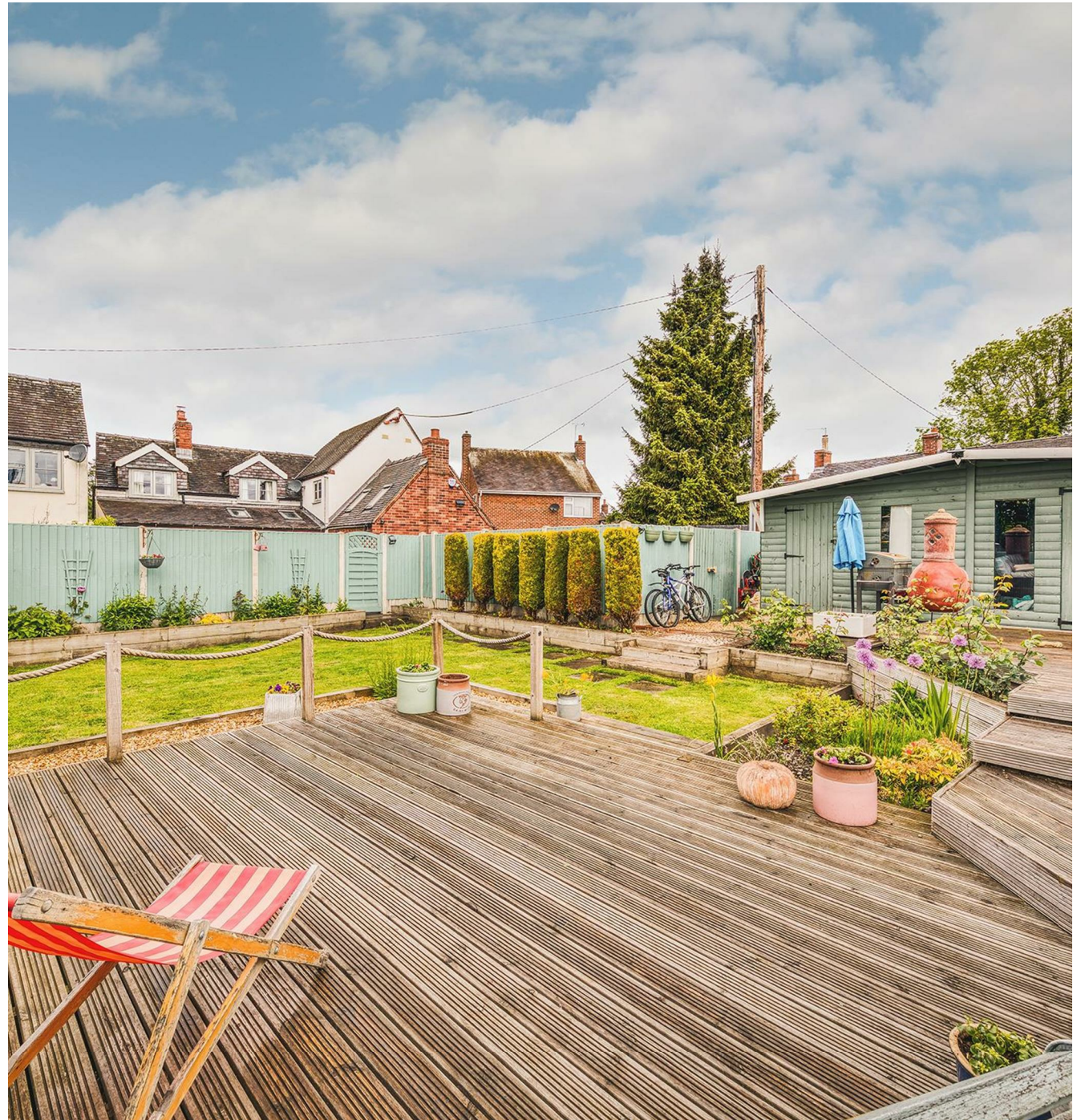
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## The Location

Hilton is a popular village location and is popular due to its good range of local amenities and excellent accessibility to Derby, Burton-on-Trent and Uttoxeter. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent. The property is only around four miles to Willington Train Station.

Hilton is a short drive away from Mercia Marina which is the largest inland marina in Europe with its excellent bars, restaurants, coffee shops and boutique retailers.







**Crowded Cottage, Dale End Road, Hilton, Derby**



**Approx. Gross Internal Floor Area 1227 sq. ft / 113.98 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Extended Detached Two/Three Bedroom Character Cottage
- Sympathetically Extended & Comprehensively Upgraded
- Situated in the Heart of Hilton Old Village
- Gas Central Heating, Underfloor Heating & Double Glazing
- Superb Open Plan Dining Kitchen with Island & Vaulted Ceiling
- Utility Room, Study/Ground Floor Bedroom & Ground Floor Shower Room
- First Floor - Two Bedrooms & Bathroom - Primary Bedroom with Wardrobes/Dressing Area
- Two Car Block Paved Driveway & Paved Courtyard Garden
- Separate Garden - Delightful Landscaped Area with Summerhouse & Shed
- Close to Open Countryside & Excellent Transport Links

### Size

Approx 1059.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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*Let's Talk*

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