

6 Market Street,
Leek, Staffordshire.
ST13 6HZ
Tel: 01538 383344

**BURY &
HILTON** Est. 1963

17 High Street,
Buxton, Derbyshire.
SK17 6ET
Tel: 01298 27524

Estate Agents . Valuers . Auctioneers . Chartered Surveyors
www.buryandhilton.co.uk
Part of the Bagshaws Partnership



Fairview Cottage, Ipstones, ST10 2LR

Fairview Cottage, Ipstones, ST10 2LR

Guide Price £625,000

(Subject to Contract)

Description

***** GUIDE PRICE £625,000 *****

The sale of "Fairview Cottage" presents the opportunity to purchase an extended three bedroomed detached cottage located in a superb rural position on Ipstones Edge, taking in some outstanding views over the surrounding Staffordshire Moorlands countryside.

The property will be of interest to those with an equine background with a manege facility, stabling and storage block and a total plot of around 2.5 acres, currently split into four separate paddock areas. Two driveway's providing ample off road parking. Lawned garden area with display borders.

The accommodation which benefits from Upvc double glazing and oil-fired central heating briefly comprises: Entrance Hall, Living Room, Conservatory with far-reaching views, Dining Room, Kitchen and Utility Room / Study with Cloakroom to the ground floor. Landing Area, Three Bedrooms and an excellent sized Family Bathroom to the first floor.

The nearby village of Ipstones offers a good range of local facilities including a shop, tea room, primary school and several public houses.

The market town of Leek lies about 6.5 miles to the west and with Ashbourne about 12 miles to the east they offer between them an excellent range of shopping and recreational facilities.

The property is well placed for commuting, being accessible for the A50 and M6 Motorway. Whilst Manchester is about a one hour drive away and Main line Railway Connections are available at Stoke-on-Trent and Macclesfield.

A property well worthy of a closer inspection.



Entrance hall

Stairs off. Radiator. Laminate flooring.

Living room 7.11m max x 4.67m (23'4 max x 15'4)

Open fire. Radiator x 2. Sliding doors to:



Conservatory 3.00m x 3.05m (9'10 x 10')

Radiator. Double doors to side aspect.



Dining room 3.12m x 3.18m (10'3 x 10'5)

Radiator. Tiled floor.



Kitchen 3.56m x 3.15m (11'8 x 10'4)

Wall and base units. Belfast sink unit with drainer and mixer tap. Radiator. Plumbing point. Tiled floor.



Utility room / Study 7.26m x 2.74m (23'10 x 9')

Wall and base units. Radiator x 2. Plumbing point. Loft access. Central heating boiler.



W.c

W.c. Wash basin. Heated towel rail.

Landing area

Radiator. Loft access.



Bedroom 3.56m x 3.86m (11'8 x 12'8)

Radiator. Fitted wardrobes and bed surround.

Bedroom 3.61m x 3.18m (11'10 x 10'5)

Radiator.

Bedroom 3.25m x 2.34m (10'8 x 7'8)

Radiator.

Bathroom 3.10m x 3.15m (10'2 x 10'4)

Bath with shower and shower attachment. Large shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor, Underfloor Heating, Storage / linen cupboard.

Outside

The property will be of interest to those with an equine background with a manege facility, stabling and storage block and a total plot of around 2.5 acres, currently split into four separate paddock areas. Two driveway's providing ample off road parking. Lawned garden area with display borders.

Directions

From our Leek office take the A523 toward Ashbourne. After approximately four miles take the right hand turn onto Bottom Lane. Continue on Bottom Lane for approximately one and a half miles. At the brow of the hill take the left hand turn; proceed along this road for around half a mile and the property will be found on the right hand side.

Agents notes

EPC Rating : E

Council Tax Band : E

We understand the property is leasehold

There is 884 years left on the lease



