



Ivy House, Town Head

Foxt



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Ivy House
Town Head
Foxt , ST10 2HW



- ◆ Ivy House is a spacious three bedroom semi-detached stone cottage located in the highly sought after village of Foxt, offered with a range of outbuildings and a paddock of around 0.7 of an acre.
- ◆ The property offers well presented accommodation throughout that benefits from central heating and briefly comprises: Entrance Hall, Living Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor. Planning permission was passed in 2008 for a two Storey rear extension (SMD/2008/0626).
- ◆ Ivy House is surrounded by a quaint cottage garden laid mainly to lawn with a mixture of mature shrubs and trees. Following the garden path through an old walled entrance, you reach a vegetable patch with raised beds, feature BBQ and small patio area.
- ◆ * The stone outbuildings offer a variety of uses for the owners, either as a social area on cool evenings, coal and wood storage or animal housing.
- ◆ * To the front of the property, across the small country lane, there is a paddock extending to approximately 0.7 acres.

Offers in the region of: £550,000



3



2



1



TBC



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1874



Accommodation

Entrance Hall

Stairs off. Tiled floor.

Living Room 12'2 x 16'4 (3.71m x 4.98m)

Tiled floor. Bay window. Log burner. Coving. Radiator x 2. Double doors to rear aspect.

Dining Room 15'3 x 16'4 (4.65m x 4.98m)

Radiator x 2. Tiled floor. Feature fire place.

Kitchen 10'6 x 16'9 (3.20m x 5.11m)

Wall and base units. Oil fired Rayburn. Cooker point. Extractor unit. Belfast sink unit with mixer tap. Radiator. Double doors to rear.

Pantry

Tiled floor. Wall mounted boiler. Plumbing.

Landing Area

Window to rear.

Bedroom 12'4 x 11'9 (3.76m x 3.58m)

Radiator. Exposed wood flooring. Loft access.

Bedroom 15'6 x 9'2 (4.72m x 2.79m)

Radiator.

Bedroom 11'2 x 11'2 (3.40m x 3.40m)

Radiator.

Bathroom 6'4 x 13'7 (1.93m x 4.14m)

Feature roll top bath with feeder shower attachment. W.c. Wash basin. Radiator. Tiled floor.

Outside

The property is surrounded by a quaint cottage garden laid mainly to lawn with a mixture of mature shrubs and trees. a vegetable patch with raised beds, feature BBQ and small patio area. Stone outbuildings offer a variety of uses , car parking, coal and wood storage or animal housing. To the front of the property, across the small country lane, there is a paddock extending to approximately 0.7 acres.





Agents Notes

Tenure and Possession:

The property we understand is freehold and vacant possession will be granted upon completion

Service:

Main water and electricity are connected.

Gas central heating is supplied by mains gas.

Local Authority and Council Tax: Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire ST13 6HQ. Council Tax Band D.

Rights of way easements and wayleaves:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are defined in these sales particulars.

Fixtures and fittings:

Only those items referred to in the sales particulars are included in the purchase price.ect to a development clawback provision which we understand expires in 2026.

The current owners of Ivy House have confirmed that Planning permission has been obtained for a two storey extension to the rear of the property. Work commenced in 2012 and the footings are now complete. Any prospective purchaser should satisfy themselves as to the planning permission and any conditions thereof.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811