







Abode are delighted to present this charming and beautifully maintained cottage, complete with a picturesque, low-maintenance rear garden.

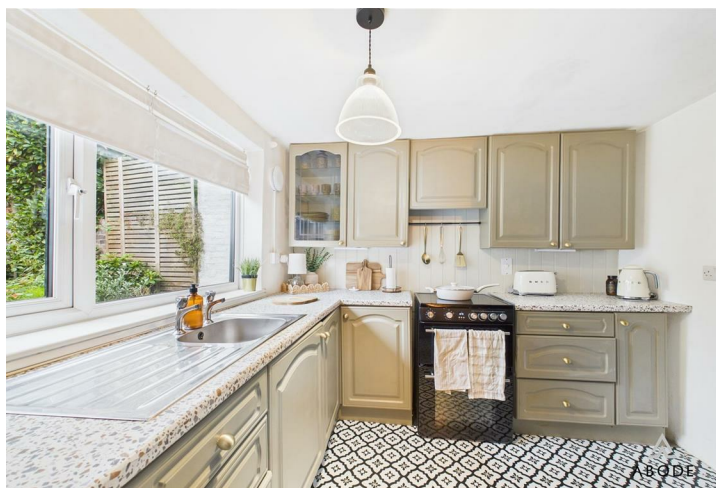
Nestled in the sought-after village of Ipstones, this delightful home perfectly combines countryside living with convenience. Ipstones is a vibrant rural community set within the stunning Staffordshire Moorlands, offering a range of local amenities including a village shop, post office, primary school, pub, and church. Surrounded by scenic walks and rolling countryside, it's the ideal spot for those who enjoy outdoor living, whilst remaining just a short drive from the market towns of Leek, Cheddle, and Ashbourne, each offering a wider selection of shops, schools, cafés, and leisure facilities.

The property itself has been thoughtfully updated to create a warm and inviting home that retains its original character features.

In brief, the accommodation comprises: a welcoming living room, second reception room/ third bedroom, utility, kitchen, hallway, and rear porch/ conservatory to the ground floor. Upstairs, there are two double bedrooms and a family bathroom.

This property is ideally suited to first-time buyers, downsizers, those looking to relocate to the countryside, or even as a charming holiday home.

Early viewing is highly recommended to fully appreciate all this beautiful cottage has to offer.





## Living Room

Composite door leading in from the front, UPVC double glazed window to the front elevation, central heating radiator. Main feature light plus wall mounted light, beam and shelving.

## Second Reception/ Third Bedroom

UPVC double glazed window to the front elevation, central heating radiator and panelling.

## Hallway

Stairs leading up to the first floor, central heating radiator, panelling.

## Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a fridge freezer and cooker with extractor hood over. Panelled backsplash, central heating radiator, UPVC double glazed window to the rear elevation.

## Utility

Space and plumbing for a washing machine and tumble dryer with complimentary worktop, UPVC double glazed window to the rear elevation.

## Rear Porch/ Conservatory

UPVC double glazed windows surrounding and door leading out into the garden.

## Landing

UPVC double glazed window to the rear elevation, panelling, airing cupboard and loft access.

## Bedroom

UPVC double glazed window to the front elevation, central heating radiator.



## Bedroom

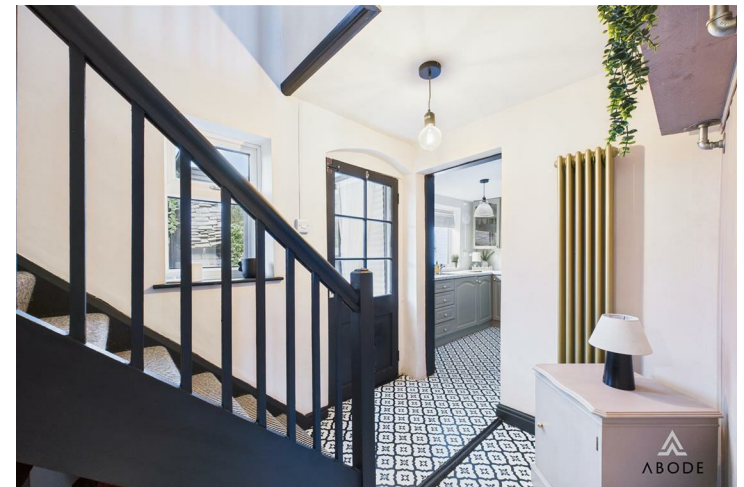
UPVC double glazed window to the front elevation, central heating radiator, feature fireplace and storage cupboard.

## Bathroom

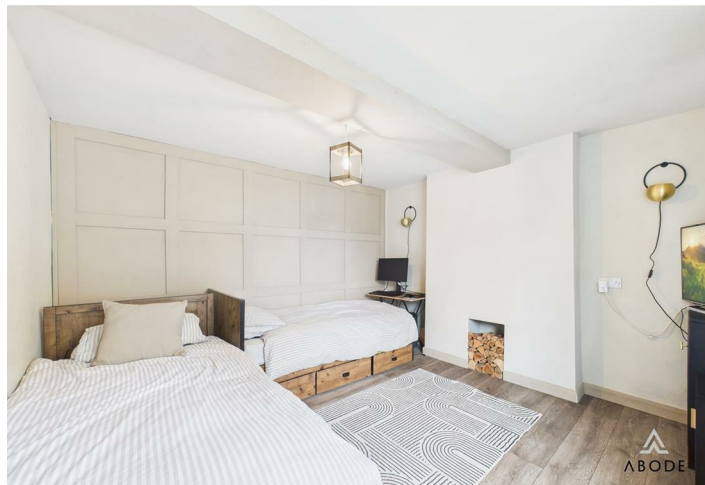
Suite comprising;- WC and wash hand basin, corner bath and free standing double shower with waterfall and hand held shower head. Panelling, UPVC double glazed window to the rear elevation, towel radiator.

## Outside

To the rear the cottage garden provides an ideal entertaining







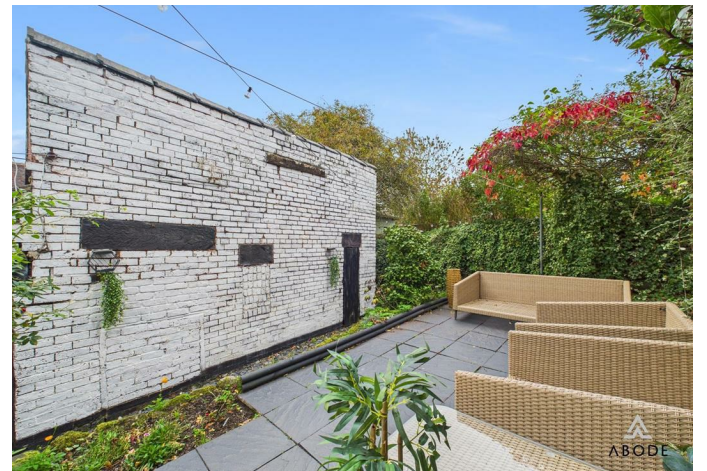
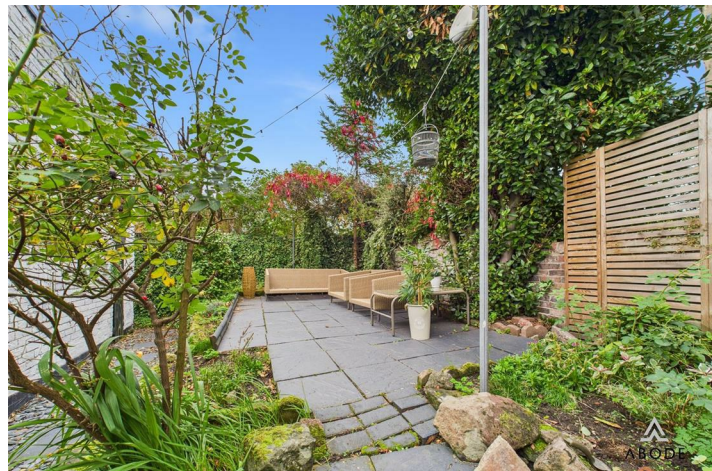




space, being low maintenance mainly laid to patio.  
Mature stone borders, outside water tap and outhouse  
providing ample storage.

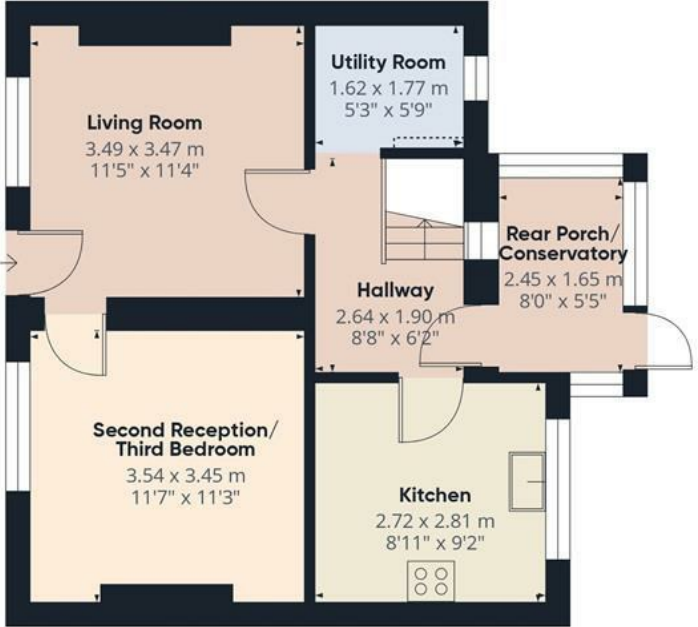












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
82 m<sup>2</sup>  
881 ft<sup>2</sup>

**Reduced headroom**  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

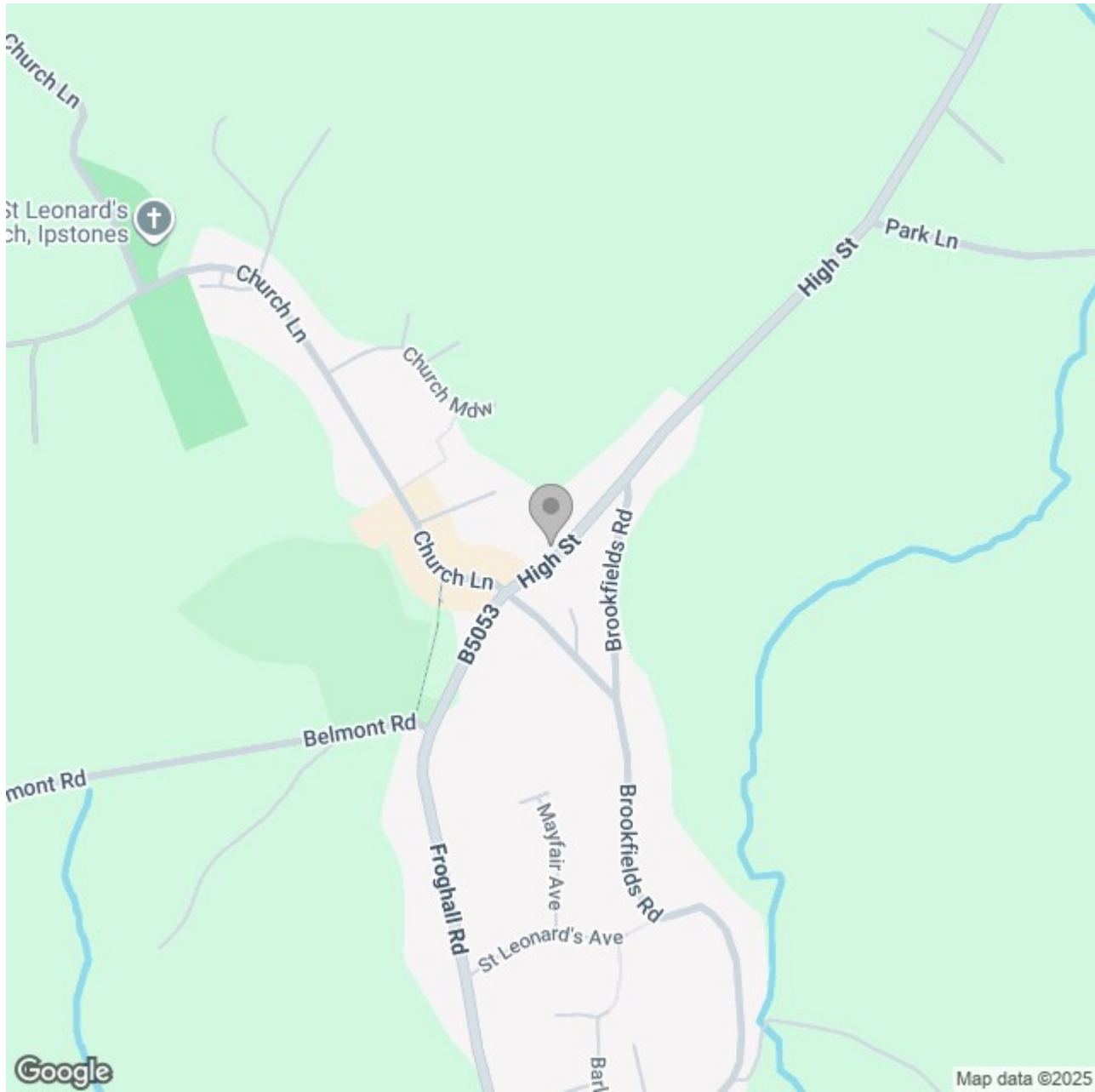
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 