



16 St. Leonards Avenue, Ipstones, Staffordshire, ST10 2QD

Asking price £375,000

CALL TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

'Buy land, they're not making it anymore!' Mark Twain:

This hidden gem is located on a quiet cul-de-sac in the popular village of Ipstones. With ample off-road parking and a spacious interior, this property offers the potential for new owners to create a home that suits them. The large gardens and small paddock area at the bottom of the garden provide plenty of space for outdoor activities and relaxation. Additionally, the property features a detached garage, adding to its practicality and charm. Don't miss the opportunity to own this wonderful property and make it your own.

#DreamHome #Land #Bungalow

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agent Comments

This detached bungalow, carefully designed and cherished by the current owner for over 40 years, is now available for new residents. Nestled in the highly desirable village of Ipstones, this property offers spacious living areas and is situated on an impressive plot with gardens and a small paddock area. While the property does require some modernisation, it presents an outstanding opportunity for someone to customise and craft a home that perfectly suits their needs and preferences.

Upon entering the property, you are welcomed by an entrance hall that opens up into the dining room and provides access to all areas of the house. A spiral staircase leads to the loft room, adding a unique touch to the property. The well-sized kitchen is located on the side, offering views of the rear garden, while the dining room features patio doors that lead to a decked seating area. The spacious lounge, situated at the front of the property, boasts an exposed brick fireplace with a cozy wood burner. The two main bedrooms and the family bathroom are also conveniently located on the ground floor. The loft room is a versatile space currently used as a bedroom but can be utilized in various other ways. Additionally, there is an extra loft space with a pull-down ladder that is boarded, insulated, and features a side window. This room is currently utilised for storage and houses the solar panel battery, yet it holds the potential to be transformed into another bedroom or living space.

Outside, you will find a large block-paved driveway, providing ample off-road parking, as well as a detached garage specifically designed to accommodate a motorhome with its 4.1m height. The beautiful gardens encompass two well-maintained lawns, a raised seating area, three sheds with steel roofs, and two greenhouses. With its planted borders, vegetable patch, and established shrubbery, including a plum tree and an apple tree, the gardens truly offer an abundance of space. The vendors have even kept livestock on the property at one point in their lives, highlighting the expansiveness of this outdoor space.

In summary, this detached bungalow in Ipstones offers a unique opportunity to create a personalized home in a sought-after village location. With its spacious accommodation, generous plot, and potential for customization, this property is waiting for new residents to bring it to life and make it their own. The beautiful gardens and additional features such as the detached garage and loft space further enhance the appeal of this charming abode.

Location

The Parish of Ipstones is situated in the Staffordshire Moorlands and includes the main village of Ipstones and the hamlets of Foxt, Berkhamstych, Bottomhouse, Winkhill, Froghall and Consall Forge. It is a rural area set in the scenic Staffordshire Moorlands and bordering onto the beautiful Churnet Valley. There are panoramic views for miles around from the high point of Ipstones Edge.

Ipstones has many facilities including a Memorial Hall, C of E Church, Methodist Church, First School, Nursery School, a Village Shop which incorporates a Post Office, Farm Supplies Stores and three Public Houses and a Fire Station. The village is renowned locally for the busy social life with numerous clubs, associations and activities. Annual events include the Agricultural Show, the Christmas Market and Five Mile Road Race.

Entrance Porch

Located to the side aspect, carpet, brick walls, door leading to the hallway.

Hallway

Wooden flooring, two ceiling lights, radiator and a large storage cupboard.

Kitchen

14'11" x 13'10" (4.57 x 4.24)



uPVC window to the rear and the side, part tiled and part panelled walls with wooden panelled ceiling, tiled flooring, matching wall and base units, range master cooker with gas hob and extractor hood over, integrated fridge and dishwasher.

Dining Room

12'2" x 9'8" (3.73 x 2.95)



Sliding patio doors to the rear, wooden flooring, radiator, ceiling light, opening into the hallway.

Lounge

18'6" x 13'11" (5.65 x 4.26)



uPVC bay window to the front, wooden flooring, log burner with exposed brick fireplace and tiled hearth, ceiling lights radiator

Main Bedroom

13'10" x 11'11" (4.22 x 3.65)



uPVC window to the rear, laminate flooring, ceiling light, radiator, fitted wardrobes and cabinets.

Second Bedroom

12'7" x 11'3" (3.86 x 3.44)



uPVC window to the front, wooden effect laminate flooring, fitted wardrobes, ceiling light, radiator.

Bathroom

9'8" x 8'3" (2.95 x 2.52)



uPVC frosted window to the side and the front, laminate flooring, uPVC panelled walls, large walk in shower, bathtub, low level WC, pedestal hand basin, ceiling light, radiator,

Loft Room

13'5" x 12'1" (4.11 x 3.69)



uPVC window to the rear, exposed wooden floor boards, radiator, ceiling light, built in cupboards.

Outside



To the front is large block paved driveway with double gates, providing generous off-road parking and a detached garage which was built to be 4.1m in height in order to house a motor home. The beautiful gardens to the rear, provide two laid to lawn areas, a raised seating area which is also accessible from the dining room through sliding patio doors, three sheds with steel roofs and two greenhouses. With planted borders, a vegetable patch and established shrubbery including a plum tree and an apple tree.

Garage

33'11" x 11'4" (10.35 x 3.47)



With power and a roller door. 4.1m high.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

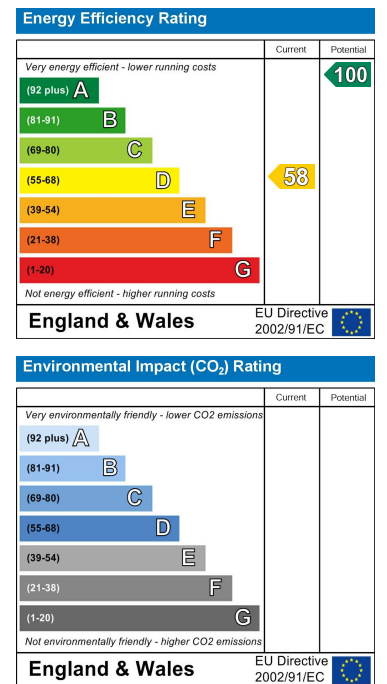
Floor Plan



Area Map



Energy Efficiency Graph



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