

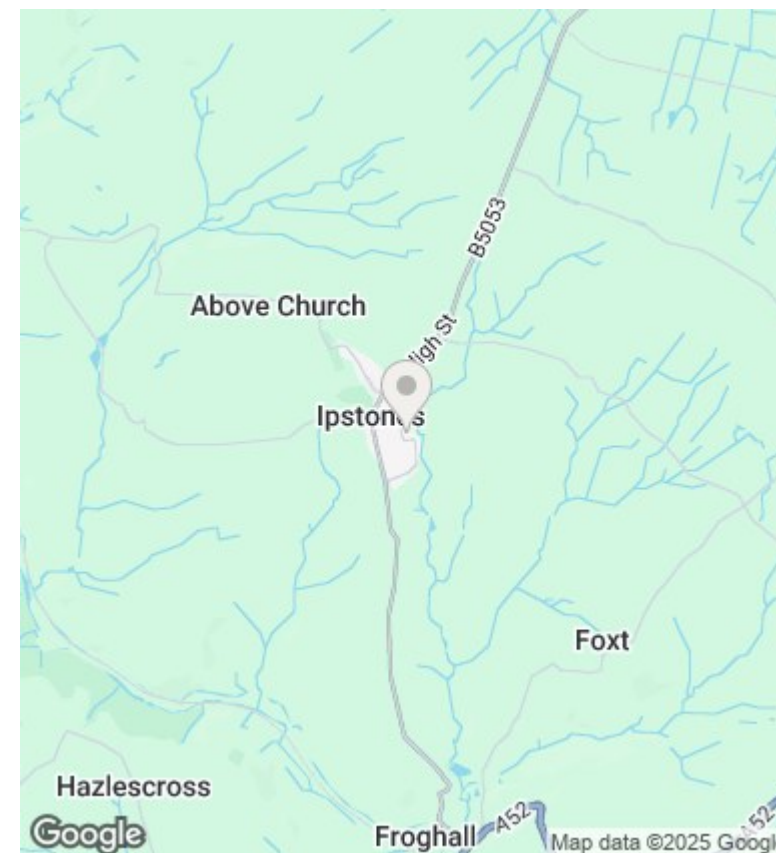


Blackbank Barn Brookfields Road, Ipstones, Stoke-On-Trent, Asking Price £675,000

- Detached barn conversion
- Garden room
- 4 double bedrooms
- EPC rating C
- En-suite shower room



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Leek town centre proceed out of the town on the A523 Ashbourne Road proceeding through the village of Bradnop and upon reaching Bottomhouse turn right into the B5053 Bottom Lane signposted Ipstones. Follow this road into the centre of the village. You will pass the village shop 'Londis' on the right. Continue onto Froghall Road and opposite the Fire Station turn left into Brookfields Road. Blackbank Barn is situated approximately 150 yards on the right identified by a

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F

EPC Rating:

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