



14 High Street, Ipstones, ST10 2LU

Asking Price £335,000

- Period three bedroom semi detached home
- Grade II listed
- Character and charm throughout
- Driveway and garage
- Two reception rooms
- Spacious dining kitchen
- Garden
- Village location
- NO CHAIN

14 High Street, Ipstones ST10 2LU

Nestled in the charming village of Ipstones, Staffordshire Moorlands, this delightful Grade II listed semi-detached house offers a unique blend of period features and modern potential. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat in a picturesque setting.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The character of the home is evident throughout, showcasing the charm of its period architecture. The property also boasts a well-appointed bathroom, ensuring comfort for all residents.

The exterior of the house is equally appealing, featuring a driveway and a garage, providing convenient off-road parking. The garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.



Council Tax Band: C



Hallway

Wood door, glazed window above stairs to the first floor, radiator, understairs storage, cornicing, ceiling rose.

Living Room

16'0" x 14'0"

(Reducing to 3.66m) Radiator, wood glazed sash window to the front elevation, Feature tiled fireplace with wood surround and electric fire, cornicing, recess with storage, cupboard and shelving.

Dining Kitchen

11'11" x 14'4"

Wood glazed sash window to the front elevation, wood glazed window to the side elevation, fitted units to the base and eye level, space for a free standing fridge/freezer, stainless steel sink with drainer and mixer tap, space for a slimline dishwasher, electric cooker point, tiled splash backs, cornicing, space for a dining table and chairs.

WC

5'10" x 2'4"

Lower level WC, wall mounted sink, glazed wood window to the side elevation.

Sitting Room

16'6" x 14'6"

Wood glazed door to the side elevation, two wood glazed windows to the side elevation, radiator, wood beams and fireplace incorporating gas fire with stone mantle and tiled hearth.

First Floor

Landing

Storage cupboard, cornicing, loft access, wood glazed window to the front elevation.

Bedroom One

12'9" x 14'6"

Wood glazed sash windows to the front elevation, radiator, pedestal wash hand basin, tiled splash backs, built in storage cupboard, cornicing.

Bedroom Two

12'10" x 14'0"

Wood glazed sash window to the front elevation, radiator, cornicing.

Store

8'1" x 5'2"

Wood glazed windows to the side elevation and glow worm gas fired central heating boiler.

Bathroom

7'7" x 5'6"

Wood glazed window to the side elevation, panelled bath with electric Triton shower over, WC, pedestal wash hand basin, radiator, wood beams.

Bedroom Three

9'1" x 14'8"

Wood glazed window to the side elevation, radiator, wood beams, built in storage.

Outside

Garden to the side laid to paving, well stocked, fenced boundaries, gated access, tarmacadam driveway to the side. Access via shared path to the front, well stocked borders with a walled boundary, access to the door.

Garage

Concrete sectional garage with window to the side elevation.



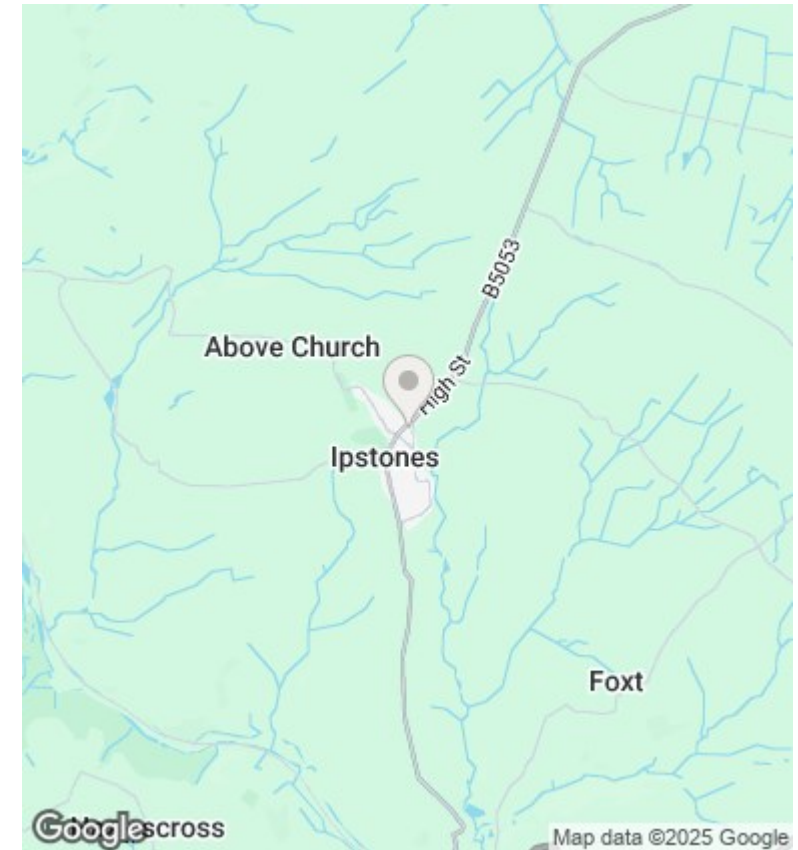


GROUND FLOOR



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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FIRST FLOOR



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		