



## 30 High Street, Ipstones, Stoke-On-Trent, Staffordshire, ST10 2LU

Offers In The Region Of £315,000

- Four bedroom end of terrace stone cottage
- Bathroom and shower room
- Village location
- Presented to an excellent standard throughout
- Stunning rural views to the front and rear
- Charm and character
- Two reception rooms
- Large rear garden with outhouse, timber storage shed and summer house

# 30 High Street, Stoke-On-Trent ST10 2LU

Nestled in the charming village of Ipstones, Staffordshire Moorlands, this exquisite four-bedroom end of terrace stone cottage offers a delightful blend of modern comfort and rustic charm. Presented to an excellent standard throughout, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining.

The well-equipped kitchen is a culinary enthusiast's dream, providing ample space for meal preparation and family gatherings. The cottage features two bathrooms, including a stylish shower room, ensuring convenience for all residents.

One of the standout features of this home is the large rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the tranquil rural views that extend to both the front and rear of the property. Additionally, a stone outhouse provides extra storage or potential for a workshop, enhancing the



Council Tax Band: C



Whittaker  
& Biggs  
Est. 1930



Whittaker  
& Biggs

## **Hallway**

Wood glazed door to the front, radiator, storage cupboard, stairs to the first floor.

## **Bathroom**

10'7" x 5'5"

Upvc double glazed window to the front, partly tiled, roll top bath on claw feet, chrome mixer tap, low level WC, pedestal wash hand basin, radiator with heater towel rail.

## **Dining Room**

11'8" x 10'7"

Upvc double glazed window to the front, radiator, feature fireplace.

## **Kitchen**

18'3" x 7'4"

Range of fitted units to the base and eye level, traditional style radiator, range style cooker with 5 ring gas hob, electric fan assisted oven, extractor, belfast sink, chrome mixer tap, wood work surfaces, space and plumbing for a washing machine, dishwasher, space for an American style fridge/freezer, insert downlights.

## **Porch**

5'10" x 3'10"

Upvc double glazed door to the side, Upvc double glazed window to the rear, radiator, Worcester gas fired boiler,

## **Living Room**

13'7" x 11'10"

Upvc double glazed patio doors and windows to the rear, Upvc double glazed window to the side, radiator, log burning stove, tiled hearth, brick surround, wood mantle.

## **First Floor**

### **Landings**

Half landing. Velux window with blind to the side, Upvc double glazed window to the side, Upvc double glazed window to the front, radiator, inset downlights.

### **Bedroom One**

11'10" x 9'7" max measurement

Upvc double glazed window to the rear, radiator.

### **Bedroom Two**

12'9" x 7'4"

Radiator, Velux window with blind to the side.

### **Bedroom Three**

11'6" x 10'9"

Radiator, Upvc double glazed window to the front.

### **Bedroom Four**

10'9" x 5'8"

Upvc double glazed window to the front, radiator.

## Shower Room

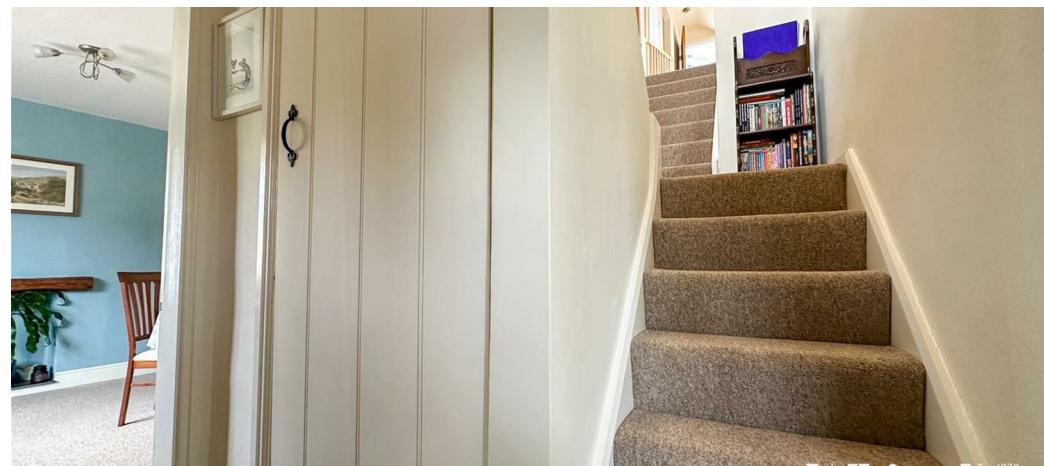
5'8" x 4'6"

Corner shower cubicle, chrome fitment, low level WC, vanity wash hand basin, chrome heated ladder radiator, fully tiled, velux window with blind to the side, inset downlights, extractor.

## Externally

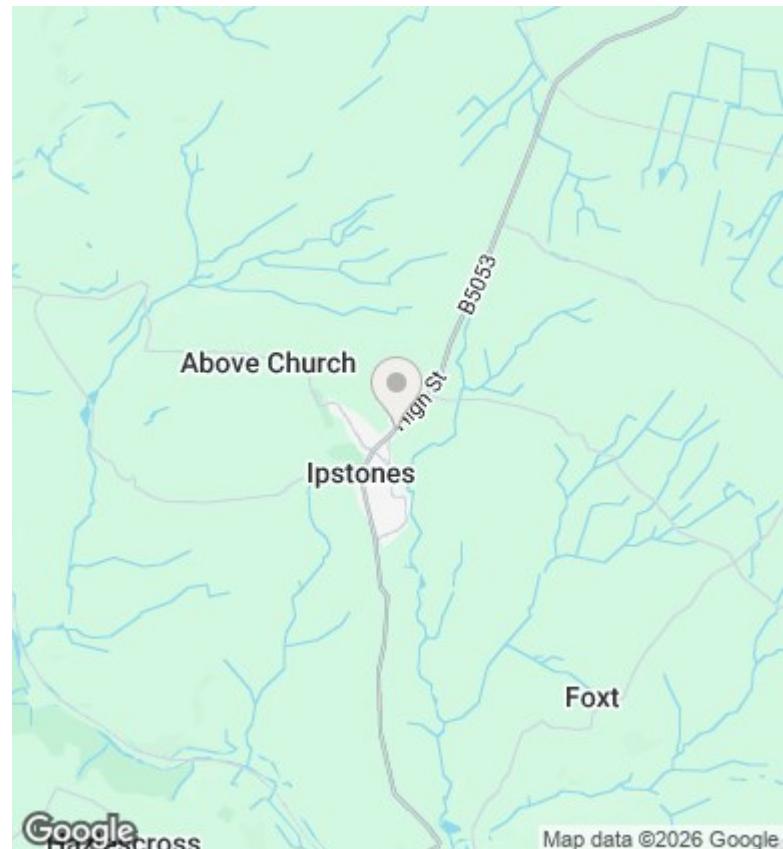
To the front stone walled boundary with forecourt access. To the side pedestrian gated access. To the rear, outside water tap, patio, path, area laid to lawns, timber storage and summer house, with power, light, patio doors to the rear, windows to the side, outside lighting, walled and fenced boundary, stone outhouse, wood door, power and light.







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

## 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		82
(69-80) C	72	
(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		