



## Hay House Belmont Road, Ipstones, Stoke-On-Trent, Staffordshire,

Offers Around £1,100,000

- Stunning smallholding with approximately 9.66 acres of land
- Ideal property for those with equestrian interests
- Four paddocks of land
- Stunning views
- Four bedroom detached period property
- Four bathroom/shower rooms
- Two kitchens
- Two stone/brick barns and garage
- Potential development of barns, subject to the relevant approvals
- Two impressive reception rooms



# Hay House Belmont Road, Stoke-On-Trent ST10 2JR

"Hay House is a unique, stunning Grade II listed period property, nestled within approximately 9.73 acres of land of good heart, divided into paddocks and fields, along with mature gardens offering privacy and excellent views over the surrounding countryside. Hay House is a rare opportunity, having period features from 16th and 17th centuries including mullioned windows, oak timbered walls and ceiling beams, galleried landing, in addition to the high ceilings, cornicing and large windows of the later Victorian wing. Within the property's curtilage are two excellent barns and a garage. The 69 foot stone/brick barn is in great condition, with an exposed A-frame, power, light, two stables, and having the potential to be converted into further accommodation, subject to planning and building regulation approval. The 28 foot brick barn, again in great condition, has exposed A-frame, power, light, water supply and loft storage, similarly having further development potential, subject to the necessary approval. The 25 foot stone garage, once a shippoon, located directly at the front access to the property, has bi-fold door, power and light.

The property boasts two well-proportioned reception rooms, four bedrooms, four bathrooms/shower rooms, a kitchen/diner, further utility room/kitchen, boot room, cellar and second floor attic rooms. You are welcomed into the property via the entrance hallway, having a stunning period brick bottle fireplace,



Council Tax Band: F



within a brick chimney recess with stone lintel. A cloakroom is located off the hallway, having shower, WC and wash hand basin. The utility room/further kitchen is situated from the hallway, well-equipped with a good range of fitted units and work surfaces, electric cooker point, plumbing and space for washing machine, dryer, dishwasher and free-standing fridge/freezer. The rear hallway, in the Victorian wing, provides access to two reception rooms, both having high ceilings, cornicing, feature fireplaces and a good degree of natural light from the array of large windows, typical of the period.

Stairs to the first floor landing, where there are useful storage cupboards, exposed timber and wattle walls, mullioned windows, beamed ceilings and access to the four bedrooms, and further stairs to the attic rooms, used for storage.

Bedroom One is located across the galleried landing, in the oldest cross-wing of the property, and has a vaulted ceiling, exposed timbers and stone, with ensuite bathroom and enclosed hallway. Bedroom Two has ensuite bathroom, exposed timbers and wattle panel. Bedrooms Three and Four are towards the rear of the property, accessed via three steps and through large gothic-style doors, in the Victorian part of the house and serviced by a further bathroom.”

Externally the property is accessed via a gated entry onto a gravel driveway with parking to both the front and side of the property. The barns are located to the front of the property with lawned garden to the side, rear garden laid to lawn/patio, vegetable garden and a further garden which houses the oil tank. The paddocks of grassland are enclosed via walled, fenced and hedged boundaries.

A viewing is highly recommended to appreciate this homes location, land, architecture, further potential and spacious layout.

HISTORY: The vendors have provided us with the following information.

The original Hay House was likely built in the 11th - 14th centuries for a branch of the De La Hayes - a Norman family who accompanied William the Conqueror. Henry De La Haye, recorded in Ipstones as early as 1311, was almost certainly one of Hay House's earliest occupiers. The timber framed house was rebuilt in stone around the late 16th century. Timbers from the original medieval house were re-used in the construction. A later cross-wing was added in 1625. The redevelopment was likely undertaken by the Sherwin family, who occupied Hay House from as early as the 17th century.

The popular village of Ipstones is located some 7 miles South East of Leek and some 13 miles West of Ashbourne. Ipstones is a thriving idyllic village with an active community and local amenities include the village shop, post office, farm shop, and three public houses. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

**Entrance Hallway**

Hardwood door to the front elevation, slate floor, period brick bottle fireplace with ornate cast iron grate, galleried landing, Mullion windows to the front elevation, exposed oak beams and wattle panels, radiator, wall lights, storage cupboard, stairs to the first floor.

**Boot Room**

9'7" x 5'1"

Mullion hardwood double glazed window to the front elevation, units to the base and eye level, Belfast sink unit with mixer tap, space for a washing machine, exposed timber beams, access to cellar.

**Cellar**

20'4" x 11'11"

Steps leading down to the Cellar, power and light connected, oil fired boiler.

**Shower Room**

6'1" x 6'7"

Shower enclosure with chrome fitment, vanity unit, lower level WC, tiled, extractor fan.

**Dining Kitchen**

26'5" x 15'3"

Range of bespoke units, integral dishwasher, granite worksurfaces and upstands, Belfast twin sink with chrome mixer tap, hardwood double glazed window to the rear elevation, hardwood double glazed door to the side elevation, Everhot 150i electric range cooker with hot plates, induction hob, 3 ovens and plate warming oven. Inset downlights, breakfast bar with granite worksurfaces, log burning stove set within brick surround, stone lintel and stone hearth, hardwood double glazed mullion window to the front elevation, exposed beams, bespoke wood display cabinet with inset lighting and integral fridge.

**Utility Room**

15'9" x 13'11"

Hardwood double glazed windows to the side and front elevation, fitted units to the base and eye level, one and half bowl sink unit with chrome mixer tap, space for washing machine, space for dryer, space for dishwasher, space for freestanding fridge/freezer, inset downlights, radiator, tiled splashbacks, tiled floor.

**Rear Hallway**

Hardwood double glazed door to the rear, part panelled walls, radiator, cornicing, ceiling rose.

**Living Room**

15'9" x 14'10"

Two hardwood double glazed windows to the side and rear elevation, ceiling rose, cornicing, open fireplace with decorative tile surround and wood mantle, radiator.

**Sitting Room**

15'7" x 14'10"

Radiator, cornicing, hardwood double glazed window to the rear elevation, open fireplace having cast iron surround, tiled hearth and wood mantle, double recess with wall lights.

**First Floor**

**Landing/Galleried Landing**

Hardwood double glazed mullion windows to the front elevation, exposed timber and stone walls, wattle panels, two storage cupboards, stair access to attic rooms, radiator, stairs to upper level.

**Bedroom One**

14'7" x 14'3"

Accessed across the galleried landing into an enclosed inner hallway. Hardwood double glazed mullion windows to the front elevation, feature hardwood double glazed diamond-shaped window to front elevation, radiator, vaulted ceiling, exposed timber, wall lights, feature window to the front elevation.

**Ensuite Bathroom (to bedroom one)**

15'2" x 6'6"

Heritage bath, chrome traditional mixer tap with shower head, lower level WC, pedestal wash hand basin, wall lights, hardwood double glazed window to the rear elevation, radiator, partly tiled.



### Bedroom Two

15'9" x 14'2" ( reducing to 10'0" x

Hardwood double glazed window to the side elevation, radiator, exposed beams, timber wall and feature wattle panel, wood recess.

### Ensuite Bathroom

10'0" x 4'10"

Panelled bath with chrome mixer tap and shower attachment, extractor fan, pedestal wash hand basin, lower level WC.

### Inner Landing

Steps to feature gothic-style wooden doors, opening into further inner landing in Victorian wing of property and Bedrooms Three and Four. Storage cupboard, recess, exposed timber, wall lights.

### Bathroom

10'5" x 9'0" max measurements

Pedestal wash hand basin, lower level WC, corner Jacuzzi style bath with chrome traditional mixer tap with shower attachment, hardwood double glazed sash window, radiator.

### Bedroom Three

15'3" x 14'10"

Built in wardrobes, overhead storage, radiator, hardwood double glazed sash window to the rear elevation, cornicing, ceiling rose.

### Bedroom Four

15'1" x 10'5"

Hardwood double glazed sash window to the rear elevation, radiator, ceiling rose, cornicing.

### Outside

Externally to the front is a gated gravelled driveway, stone walled boundaries, stone patio areas, area laid to lawn, mature plants, trees and shrubs, well stocked garden, area laid to gravel. Gated access to the paddocks.

To the side is power point, gravelled driveway, courtesy lighting, area laid to lawn, fenced boundaries and oil tank.

To the rear is courtesy lighting, area laid to lawn and patio, hedged boundaries, power for Hot Tub, gravelled area, access to the paddocks, vegetable patch, hedged boundaries, walled, fenced gated paddocks. - Size : -

### Paddocks

Four paddocks of grassland with hedged, fenced and walled boundaries. Please refer to the plan.

### Stone/Brick Barn

69'3" x 16'4"

Exposed A-frame, two stables, light and power, door to rear, windows to each side, two stable doors to the front, four windows to the front elevation, three windows to the rear elevation.

### Brick Barn

28'11" x 14'5"

Three windows to the front, stable door to front, window to side, exposed A-frame, loft storage, light and power.

### Garage

25'7" x 11'1"

Wood bi-fold doors, stone construction, concrete floor, power and light.



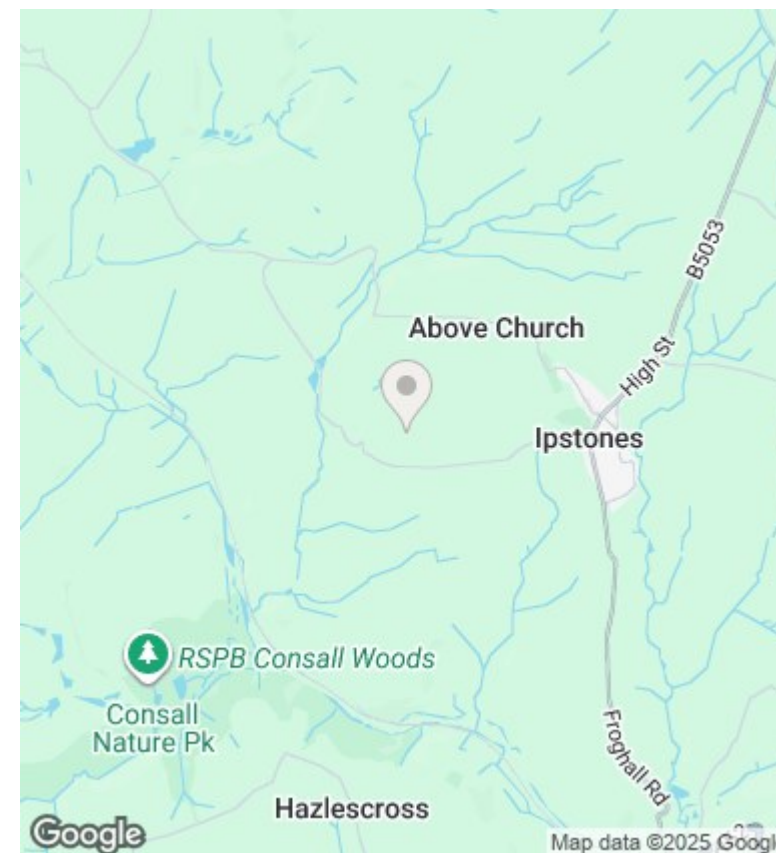








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road, follow this road for approximately four miles and at the crossroads turn right into the B5053 signposted Ipstones. Follow this road proceeding into the village and after passing the Red Lion Public House take the next right into Belmont Road. Follow this road for approximately a mile and take the third turning on the right and follow the road which will

## Viewings

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

## Council Tax Band

F

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