



Bluebell Farm Park Nook, Ipstones Stoke-On-Trent ST10 2NG

welcome to

Bluebell Farm Park Nook, Ipstones Stoke-On-Trent

Bluebell Farm is a beautifully presented and character-rich four-bedroom stone-built farmhouse, dating back to 1782, set within approximately three acres of land. Renovated to a high standard throughout, this versatile rural home combines original charm with modern comforts.



Entrance Porch

5' 4" x 4' 7" (1.63m x 1.40m)

Stepping inside, you are welcomed into the front porch, featuring a solid wooden door, tiled flooring, and windows to both the front and side, making it ideal for use as a boot room or practical entrance area.

Study

14' 4" max x 12' 9" max (4.37m max x 3.89m max)

The study is a versatile space currently used as a dining area. It features tiled flooring, spot lighting, a wooden staircase rising to the first floor, built-in cupboards (with a cleverly designed pull-out desk) and double patio doors opening to the rear garden. There is also a small rear window to allow additional light.

Cloakroom

From the study area, you'll also find access to a cloakroom, perfect for guests and everyday convenience. This room features a WC, sink and an oak door, maintaining the property's high standard of finish.

Lounge

16' 7" x 14' 10" (5.05m x 4.52m)

The lounge offers a warm and welcoming retreat with wood-effect tiled flooring, double wooden arched doors to the front, spotlighting, and a central log burner, adding a traditional focal point to the room.

Kitchen

15' 10" x 12' 6" (4.83m x 3.81m)

Moving into the kitchen, you'll find a modern and spacious layout with tiled flooring, spotlighting and an impressive island unit housing a five-ring induction hob with an extractor above, integrated double oven and built-in storage cupboards. The kitchen also boasts oak wooden worktops, ample space for a freestanding fridge and integrated appliances including a dishwasher, washing machine,

and tumble dryer. Double-glazed windows to the front and side bring in plenty of natural light.

Dining Room

13' x 9' 4" (3.96m x 2.84m)

Adjoining the kitchen is the kitchen diner, ideal for more formal meals or entertaining. This space features tiled flooring, spotlighting, built-in storage, a front-facing window, and patio doors to the rear garden.

Landing Bedroom One

12' 6" x 12' 4" Plus Recess (3.81m x 3.76m Plus Recess)

The main bedroom is a spacious and well-appointed retreat, fully carpeted and featuring spotlighting, built-in wardrobes and a radiator. Natural light pours in through the Velux skylight to the rear and a UPVC window to the front. This room also benefits from a private en-suite, which is both stylish and functional.

En Suite

The en-suite includes a walk-in electric shower, WC, tiled flooring, an elegant sink set on a solid wooden vanity, a towel radiator and an extractor fan for ventilation.

Bedroom Two

11' x 9' 10" (3.35m x 3.00m)

Bedroom two is also carpeted and has a front-facing window, radiator and a charming exposed stone feature around the window, adding a touch of rustic character. It also includes additional storage space.

Bedroom Three

12' 11" Max x 10' 4" Max (3.94m Max x 3.15m Max)

Bedroom three is light and airy with carpeted flooring, a radiator, and a built-in wardrobe. Dual-aspect windows to the front and side elevations allow plenty of natural light throughout the day.

Bedroom Four

13' 2" x 9' 10" (4.01m x 3.00m)

Bedroom four is similarly carpeted and features a radiator, a Velux skylight, and windows to both the

front and rear, offering varied views of the surrounding countryside and gardens.

Family Bathroom

The family bathroom includes a bath with electric shower over, WC, sink, tiled flooring, towel radiator, extractor fan and a charming sun tunnel feature for natural light.

Outside

To the rear of the property is a private patio area with a hot tub, perfect for relaxing and entertaining, while the grounds extend to include stables, additional storage sheds, and a fully functional wooden bar, making it the ideal lifestyle property.



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Bluebell Farm Park Nook, Ipstones Stoke-On-Trent

- Stone Built Farmhouse
- Detached
- Four Bedrooms
- Long Sweeping Driveway
- Outdoor Bar

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106551 - 0008

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