



Park Lane, Ipstones, Stoke on Trent, ST10 2ND.  
Offers in Excess of £795,000

Whittaker Est. 1930  
& Biggs

# Park Lane, Ipstones, ST10 2ND.

Homes in Ipstones are always sought after and Foxt View is no exception. Nestled on a private plot, this new build, 5 bedroom, 3 storey home with a double detached garage is situated in the delightful, semi-rural village of Ipstones. The property has been carefully and lovingly built, with incredible attention to detail and tastefully decorated, offering herringbone Karndean flooring and underfloor heating throughout the ground floor, contemporary oak and glass staircases, multi fuel stove, quartz work surfaces and upstands as well as integrated AEG appliances.

You are welcomed into the property through an oak porch into the hallway. To the right is a spectacular large living room boasting a bay window to the front, bi-folding doors to the rear and a multi-fuel stove set in a slate hearth with a brick surround and a reclaimed oak mantle. At the end of the hallway is the breath-taking 23ft kitchen/dining room which has been carefully planned to maximise the natural light and the stunning views. It comprises of two-tone shaker style units to the base and eye level, quartz work surfaces, up stands, breakfast bar, Belfast sink with brass mixer tap, AEG built in oven, combination microwave oven, warming drawer, induction hob with angled extractor, full height fridge and full height freezer, integrated dishwasher, bin store and bi-folding doors. Adjoining the kitchen is the sizeable utility which has matching shaker style units to the base and eye level, Belfast sink, brass tap, integrated washer and integrated dryer, a dream for any homeowner. Off the hallway is a useful cloakroom and a further reception room which also has a front facing bay window, ideal for a second sitting room, home office or playroom.

To the first floor is a spacious landing, four double bedrooms and an impressive family bathroom all of which compliments the vast living space to the ground floor. A feature of particular note to the first floor is the master bedroom with it's glass Juliet balcony, providing stunning views of the countryside to the rear and a splendid en-suite with modern marble effect tiling, walk in double shower, floor to ceiling WC unit with storage, vanity wash hand basin and black fitments. The superb family bathroom has both a free-standing bath and tap, walk in double shower, low level WC, vanity wash hand basin and stylish black fitments.

Lastly, but certainly not least, is the second floor which is dedicated to the grand master suite, providing a magnificent size bedroom and an impressive walk in dressing room space flowing smoothly into the awe- inspiring master en-suite. The en-suite has, again, a free-standing bath with a floor mounted tap, double shower cubicle with niches, wall length contemporary storage unit with built in WC and basin topped with a quartz countertop and integral black fitments. The whole second floor has great far reaching views of the neighbouring village of Foxt and beyond providing a peaceful tranquillity.

Externally the property is set within a stone walled boundary, to the frontage is a gravelled driveway with cobbles and tarmacadam strip leading from the road, an area laid to lawn and a detached double garage to the side. The garage has an electric premium remote control sectional door, pedestrian door to the side, power and light connected and an EV charging point. To the rear is a family friendly space indulging in the peaceful and idyllic views. has an Indian stone patio, sizeable lawn area and stone walled boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this immaculately presented property.



## Situation

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 and post office, butchers, and three public houses. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

## Entrance Hallway

Composite door with feature inset to the front elevation, underfloor heating, oak and glass balustrade staircase to the first floor, Karndean flooring.

## Cloakroom

Lower level WC, vanity wash hand basin.

## Sitting Room/Home Office 12' 5" x 15' 9" (3.79m x 4.80m)

UPVC double glazed bay window to the front elevation, underfloor heating, Karndean flooring.

## Living Room 30' 3" x 14' 8" (9.23m x 4.47m)

UPVC double glazed bay window to the front elevation, bi-folding doors to the rear elevation, underfloor heating, multi fuel stove set on stone hearth, brick surround, reclaimed oak mantle, Karndean flooring.

## Kitchen/Dining Room 13' 1" x 23' 10" (4.00m x 7.26m)

UPVC double glazed window and bi-folding doors to the rear elevation, underfloor heating, Karndean flooring, range of units to the base and eye level, breakfast bar, quartz worksurfaces, quartz splash backs, slim Belfast sink, brass mixer tap, five ring induction hob, cotemporary style extractor fan, integral full length fridge, full length freezer, AEG electric oven, AEG combination microwave/grill, AEG warming draw, integral dishwasher, integral bin store, Karndean flooring.

## Utility Room 6' 4" x 15' 7" (1.93m x 4.75m)

Composite door with glass inset to the side elevation, underfloor heating, units to the base and eye level, slim Belfast sink, brass mixer tap, integral washing machine, integral tumble dryer, Karndean flooring.

## First Floor

### Landing

UPVC double glazed window to the front elevation, oak and glass balustrade staircase to the second floor, radiator.

## Bedroom Two 20' 1" x 14' 8" (6.12m x 4.48m)

Juliet balcony to the rear elevation, two radiators.

## Shower Ensuite 7' 7" x 7' 9" (2.32m x 2.37m)

UPVC double glazed window to the rear elevation, double shower cubicle, lower level WC, wall mounted vanity wash hand basin, ladder radiator.

## Bedroom Three 11' 2" x 8' 2" (3.40m x 2.48m)

UPVC double glazed window to the rear elevation, radiator.

## Bedroom Four 11' 3" x 15' 9" (3.43m x 4.80m)

UPVC double glazed window to the front elevation, radiator.

## Bedroom Five 9' 6" x 14' 8" (2.90m x 4.48m)

UPVC double glazed window to the front elevation, radiator.

## Bathroom 6' 7" x 15' 8" (2.00m x 4.77m)

UPVC double glazed window to the side elevation, freestanding bath with freestanding chrome bath/shower mixer tap, lower level WC, vanity wash hand basin, double shower cubicle, ladder radiator, storage cupboard.



**Second Floor  
Landing**

**Bedroom One** 15' 10" x 24' 11" (4.83m x 7.60m)  
UPVC double glazed window to the rear elevation, two radiators, under floor heating.

**Dressing Area** 7' 8" x 11' 10" (2.33m x 3.60m)  
Radiator.

**Bathroom** 12' 2" x 11' 10" (3.71m x 3.60m)  
UPVC double glazed window to the rear elevation, freestanding bath with freestanding chrome bath/shower mixer tap, double walk in shower cubicle, built in cistern, vanity wash hand basin, ladder radiator, underfloor heating.

**Externally**  
To the rear is area laid to lawn, raised flower beds, drystone wall boundary, stone flagged patio, external power points, outside water tap, courtesy lighting.

**Detached Double Garage** 19' 8" x 19' 8" (6.00m x 6.00m)  
Electric up and over door to the front elevation, pedestrian door to the side elevation, UPVC double glazed window to the rear elevation, light and power connected.

**Note:**  
Council Tax Band: 2

EPC Rating: B

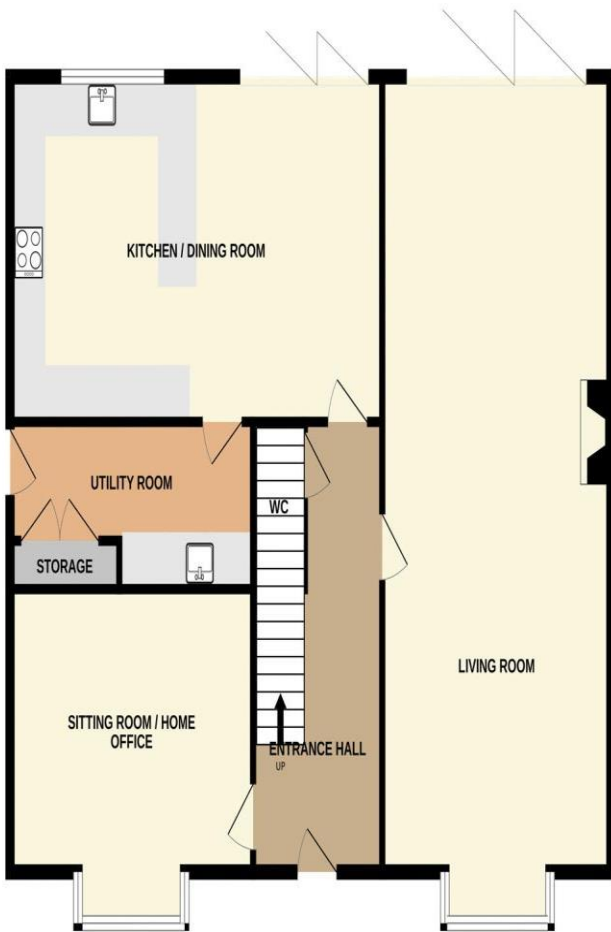
Tenure: believed to be Freehold



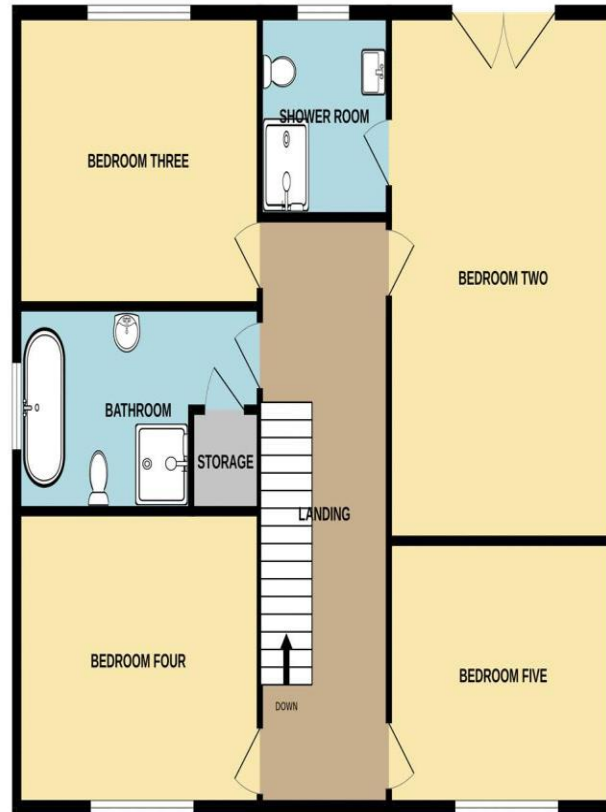




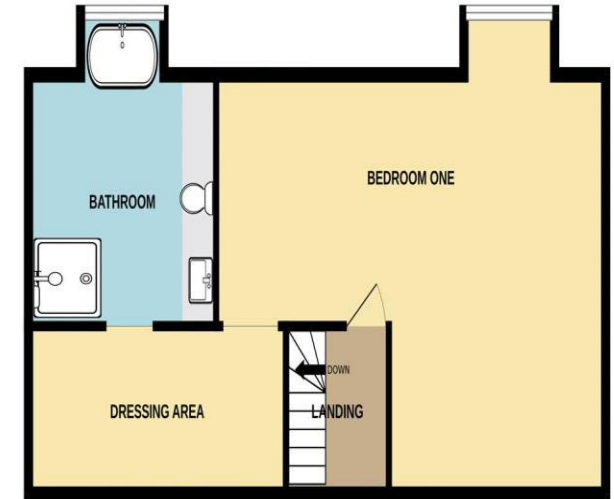
GROUND FLOOR



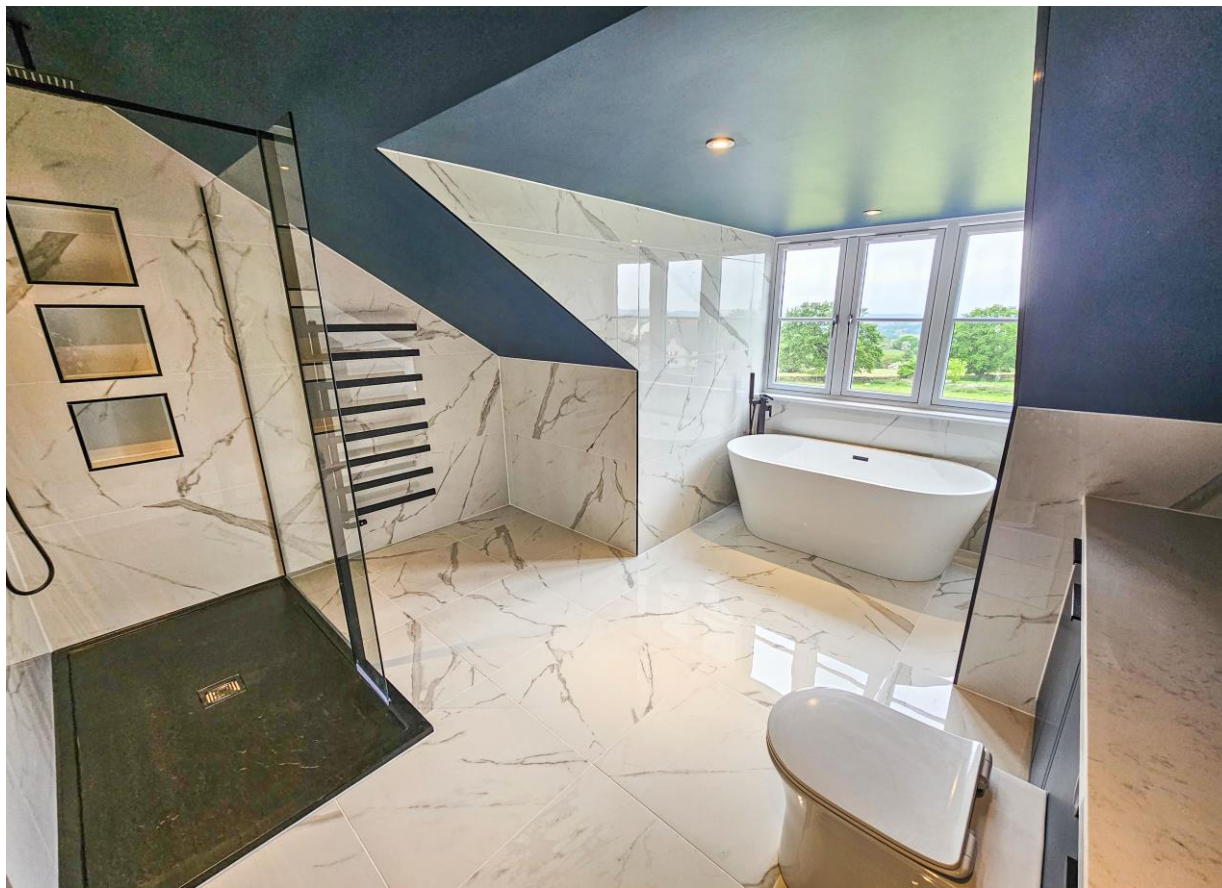
1ST FLOOR



2ND 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.



## Directions

From our Derby Street, Leek offices, proceed out of the town on the A523 Ashbourne Road. Follow this road for approximately 4 miles passing through the village of Bradnop, and upon entering the village of Bottomhouse, at the crossroads turn right into the B5053 signposted Ipstones. Follow this road into the village of Ipstones and take the first right onto Park Road, where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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