



Church Lane, Ipstones, ST10 2LD.  
£575,000

Whittaker  
& Biggs Est. 1930



## Church Lane, Ipstones, ST10 2LD.

Whittaker & Biggs are pleased to offer to the market this detached property located in the idyllic village of Ipstones which has an active community and local amenities that include a village shop and post office, butchers, and three public houses.

The property is comprised of an open plan kitchen, dining and living area, a separate sitting room, utility room, WC and integral double garage to the ground floor.

To the first floor are four double bedrooms, two en-suite shower rooms and a family bathroom.

The open plan kitchen features an island unit, granite worktops and integral appliances that include a 5 ring gas hob, Zanussi electric fan assisted double oven, extractor hood and purpose built storage to fit an American style fridge freezer.

Both a bath and a shower enclosure can be found in the family bathroom, whilst bedrooms one and two benefit from en-suite shower rooms.

Externally to the frontage is a large block paved driveway suitable for multiple vehicles.

The rear garden is mainly laid to lawn with an Indian stone patio and a decked area.

A viewing is highly recommended to appreciate this home's substantial plot, spacious living accommodation and village location.





## Ground Floor

### Hallway 10' 0" x 5' 11" (3.04m x 1.80m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, stairs to the first floor, anthracite horizontal column radiator.

### WC 6' 8" x 2' 8" (2.02m x 0.82m)

UPVC double glazed window to the frontage, low level WC, wall mounted wash hand basin, chrome taps, radiator, extractor fan.

### Sitting Room 19' 11" x 14' 11" (6.08m x 4.55m)

UPVC double glazed window to the frontage, UPVC double glazed window to the right elevation, UPVC double glazed window to the left elevation, Gazco fire, exposed brick chimney breast and hearth, anthracite horizontal column radiator.

### Kitchen / Dining / Living 22' 5" x 21' 7" (6.83m x 6.58m)

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side, range of units to the base and eye level, island unit, granite worktops, space for an American fridge freezer with purpose built storage, integral 5 ring gas hob, integral Zanussi electric fan assisted double oven, stainless steel undermount sink and a half, chrome mixer tap, 2 x anthracite vertical column radiators, 1 x anthracite horizontal column radiator, inset ceiling spotlights, tiled floor, space for dining table and chairs, space for lounge furniture.

### Utility room 7' 5" x 6' 5" (2.27m x 1.95m)

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, space and plumbing for a dish washer, space and plumbing for a washing machine, stainless steel sink and drainer, chrome mixer tap, pedestrian door to the integral garage, tiled floor.

### Integral Double Garage 18' 11" x 18' 5" (5.76m x 5.62m)

2 x metal up-and-over doors, 2 x UPVC double glazed windows to the rear, gas fired wall mounted Worcester boiler, cold water tap, fuse box.

## First Floor

### Landing

2 x UPVC double glazed windows to the frontage, radiator, loft access, airing cupboard off housing the hot water tank.

### Bedroom One 21' 4" x 10' 10" (6.51m x 3.29m)

Max measurement

2 x UPVC double glazed windows to the rear, 2 x radiators, inset ceiling spotlights, en-suite.

### En-suite 8' 2" x 5' 6" (2.5m x 1.68m)

Shower enclosure, Aqualisa electric shower, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling spotlights, extractor fan.

### Bedroom Two 14' 11" x 13' 5" (4.55m x 4.08m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, en-suite.

### En-suite 7' 10" x 4' 5" (2.38m x 1.34m)

UPVC double glazed window to the side aspect, shower enclosure, Triton electric shower, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, shaver point, extractor fan.

### Bedroom Three 13' 9" x 11' 9" (4.18m x 3.59m)

Max measurement

UPVC double glazed window to the rear, built in wardrobes with sliding mirror doors, radiator.

### Bedroom Four 11' 9" x 11' 0" (3.59m x 3.36m)

UPVC double glazed window to the rear, radiator.

### Bathroom 10' 10" x 7' 3" (3.3m x 2.2m)

Max measurement

UPVC double glazed window to the frontage, shower enclosure, Triton electric shower, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, extractor fan.





### Externally

To the frontage, paved driveway, gravel area, fence boundary, mature shrubs, side access to rear of the property.

To the rear, Indian stone patio, area laid to lawn, decked area, fence boundary, mature trees and shrubs, tap, power point.

Solar panels, rent-a-roof scheme from 'A Shade Greener'.

Note:

Council Tax Band: F

EPC Rating: B

Tenure: Believed to be Freehold







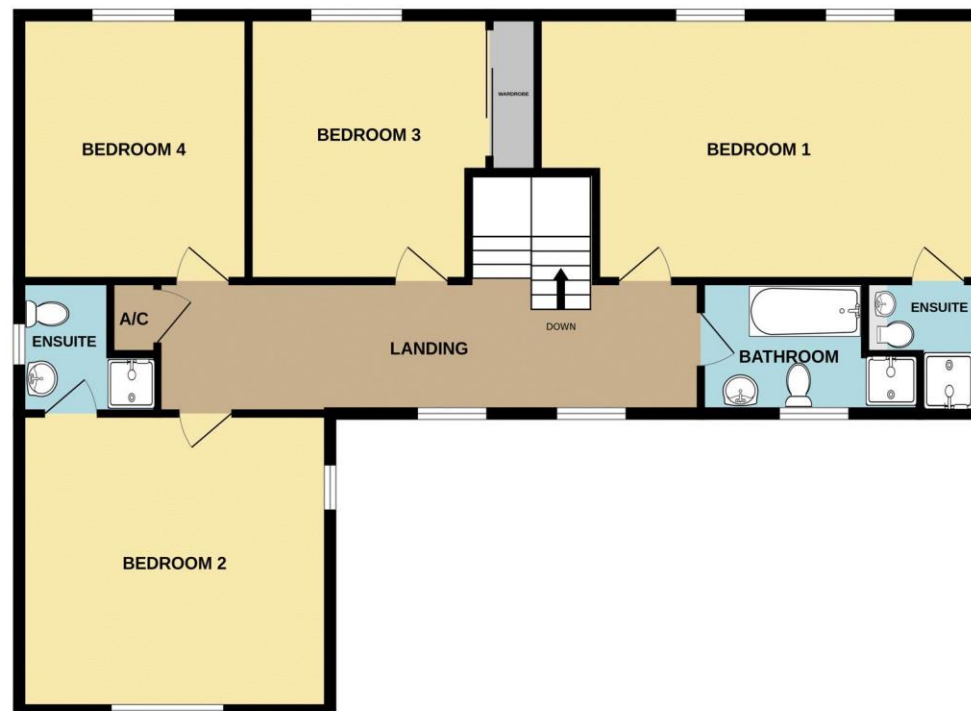




GROUND FLOOR



1ST FLOOR







## Directions

From our Derby Street, Leek, offices take the A523 Ashbourne Road out of the town. follow this road for approximately four miles passing through the village of Bradnop. Upon reaching the crossroads at Bottomhouse turn right into the B5053 signposted Ipstones. Continue along this road for approximately two miles into the village taking the first right into Church Lane. Follow this road for a short distance where the property is then situated on the right hand side.

## Situation

The popular rural village of Ipstones is located some 7 miles Southeast 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. There is also a primary school located in the village. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

Staffordshire

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**