



Blackbank Barn, Ipstones, ST10 2LY.  
£675,000



# Blackbank Barn, Ipstones, ST10 2LY.

Whittaker & Biggs are pleased to offer to the market this detached barn conversion 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 a large kitchen dining room, sitting room, garden room, utility room, WC and integral double garage to the ground floor. The sitting room and garden room both benefit from bi-fold doors that open onto the rear garden.

The kitchen dining room has integral appliances that include an Electrolux 4 ring gas hob, Electrolux extractor fan, Miele electric fans assisted double oven and warming drawer.

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

Both a freestanding bath and a shower enclosure can be found in the family bathroom, whilst bedroom one benefits from en-suite shower room.

Externally is a large driveway suitable for multiple vehicles with a Chargemaster EC charging point.

The rear garden is mainly laid to lawn with a stone patio and mature trees and shrubs.

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



## Ground Floor

### Hallway 11' 4" x 9' 9" (3.46m x 2.97m)

Max measurement

Wood double glazed French doors to the frontage, stairs to the first floor, wood flooring, radiator, exposed brick and stone walls, storage cupboard housing the Worcester Bosch combi boiler.

### Sitting Room 17' 6" x 16' 4" (5.33m x 4.97m)

Wood double glazed window to the side aspect, aluminium bi-fold doors to the rear, log burner, tiled hearth, exposed brick surround, wood mantel, radiator, wood flooring, exposed stone and brick walls, wood glazed French doors into the garden room.

### WC 6' 8" x 5' 0" (2.03m x 1.53m)

Wood double glazed window to the side aspect, pedestal wash hand basin, chrome taps, low level WC, radiator, tiled floor, exposed brick walls.

### Kitchen Dining Room 21' 2" x 19' 0" (6.44m x 5.80m)

Max measurement

3 X Wood double glazed windows to the front aspect, wood double glazed French doors to the rear, tiled floor, ceiling beams, inset ceiling spotlights, range of units to the base and eye level, integral Electrolux 4 ring gas hob, Electrolux extractor fan, integral Miele electric fans assisted double oven, integral warming drawer, space for a freestanding fridge freezer, ceramic sink and a half with drainer, chrome mixer tap, space and plumbing for a dishwasher, 2 x radiators.

### Garden Room 21' 4" x 8' 5" (6.51m x 2.56m)

Aluminium bi-fold doors to the rear, 2 x Velux skylights, wood flooring, radiator.

### Utility Room 7' 1" x 6' 1" (2.15m x 1.85m)

Base units, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink and drainer, chrome mixer tap, pedestrian door to the garage.

### Integral garage 19' 2" x 17' 9" (5.83m x 5.40m)

2 x metal up-and-over doors, wood door to the rear, UPVC double glazed window to the rear.

## First Floor

### Landing

Exposed brick and stone walls, wood double glazed window to the frontage, 2 x radiators.

### Bedroom One 16' 8" x 14' 1" (5.08m x 4.30m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, 2 x radiators, loft access, store cupboard, en-suite.

### En-Suite 8' 5" x 5' 7" (2.57m x 1.70m)

Velux skylight, inset ceiling spotlights, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, tiled floor, extractor fan.

### Bedroom Two 13' 9" x 11' 4" (4.18m x 3.45m)

Velux skylight, radiator.

### Bedroom Three 13' 10" x 10' 6" (4.22m x 3.21m)

Velux skylight, radiator, loft access.

### Bedroom Four 16' 4" x 7' 5" (4.99m x 2.25m) Max measurement

2 x Velux skylights, radiator, eaves storage, storage cupboard, exposed brick wall.

### Bathroom 11' 2" x 5' 11" (3.41m x 1.81m)

Wood double glazed window to the side aspect, freestanding bath, chrome waterfall mixer tap and hand held shower attachment, shower enclosure rainfall shower head, chrome fittings, pedestal wash hand basin, chrome waterfall tap, low level WC, chrome ladder radiator, part tiled, inset ceiling spotlights, tiled floor.

### Externally

To the frontage, walled boundary, mature shrubs and trees, gated access to the side garden.

To the rear, mainly laid to lawn, hedge boundary, paved patio, driveway, Chargemaster EV point.



Note:

Council Tax Band: F

EPC Rating: C

Tenure: Believed to be Freehold



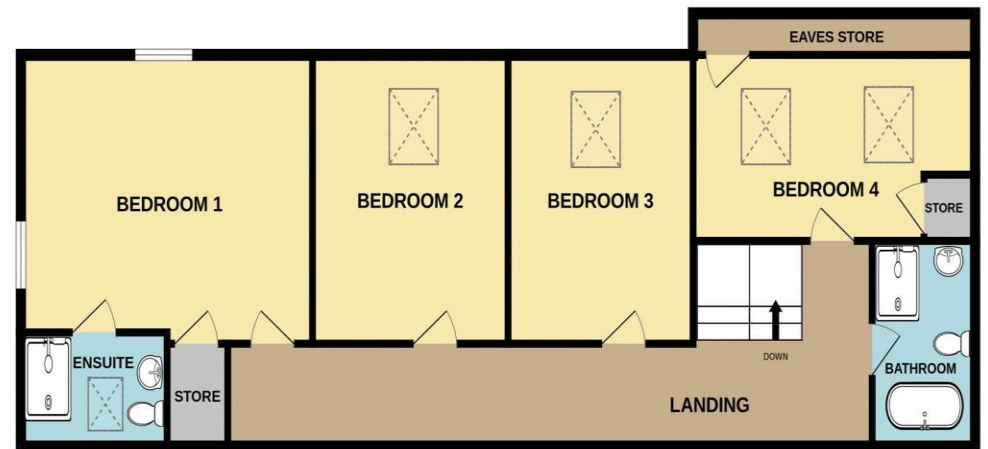




GROUND FLOOR



1ST 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.

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## Directions

From Leek town centre proceed out of the town on the A523 Ashbourne Road proceeding through the village of Bradnop and upon reaching Bottomhouse turn right into the B5053 Bottom Lane signposted Ipstones. Follow this road into the centre of the village. You will pass the village shop 'Londis' on the right. Continue onto Froghall Road and opposite the Fire Station turn left into Brookfields Road. Blackbank Barn is situated approximately 150 yards on the right identified by a 'Whittaker & Biggs' for sale sign.

## 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.

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