



High Street, Ipstones, ST10 2LU.  
£750,000

Whittaker  
& Biggs Est. 1930



# High Street, Ipstones, ST10 2LU.

Whittaker & Biggs are delighted to offer to the market this four bedroom, detached barn conversion with wrap around garden and detached coach house situated in the sought after village of Ipstones.

Converted in 2000, the property is comprised of a kitchen, dining room, dining hall, rear hallway, double bedroom with en-suite and attached garage to the ground floor whilst to the first floor is a galleried landing, sitting room, three further bedrooms, en-suite shower room and family bathroom.

Additionally, the detached Coach House consists of a double garage and finished room above.

The kitchen is positioned at front of the property and is equipped with plenty of storage space in the form of ash wood units.

The dual aspect, dining hall has a vaulted ceiling, exposed brickwork and a log burner.

To the first floor, the sitting room benefits from a Juliette balcony and a log burner with the principal bedroom having an en-suite shower room.

To the frontage there is a gravel driveway (with access to the farmers field behind) an area laid to lawn and dry stone walls. Pedestrian access to the road can also be obtained using the gate next to the neighbouring property.

To the rear and side there is a flagstone patio accessed from the dining hall, lawned areas and well stocked borders, again with dry stone walls and an attached stone shed.

A viewing is highly recommended to appreciate this home's living space, well-appointed conversion and far reaching views of the surrounding farmland.

Call Whittaker & Biggs today to book a viewing on 01538 372006.





## Ground Floor

### Kitchen / Dining Room 15' 7" x 10' 0" (4.74m x 3.06m)

Pitch pine stable door to the frontage, 2x pitch pine double glazed windows to the frontage, pitch pine double glazed window to the rear, ash wood units to the base and eye level, space for a freestanding cooker, extractor hood, space and plumbing for a washing machine, stainless steel sink and drainer chrome mixer tap, tiled floor, ceiling beams, inset ceiling spotlights, 2 x radiators.

### Dining Hall 22' 4" x 13' 1" (6.81m x 3.98m)

Pitch pine double glazed door to the frontage, pitch pine double glazed windows to the frontage, pitch pine double glazed French doors with sidelight windows to the rear, stairs to the first floor, flagstone floor, log burner, stone surround, wood lintel, radiator, exposed stone wall, vaulted ceiling, beams, spotlights.

### Hallway 11' 6" x 3' 9" (3.51m x 1.15m)

Pitch pine double glazed windows to the double glazed window to the rear, storage cupboard, radiator, flagstone floor.

### Bedroom Four 15' 4" x 15' 11" (4.68m x 4.84m)

Max measurement

Pitch pine double glazed windows to the door to the frontage, pitch pine double glazed window to the frontage, 2x pitch pine double glazed windows to the side aspect, flagstone floor, 2x radiators, exposed stone wall.

### En-suite 5' 9" x 5' 7" (1.74m x 1.69m)

Pitch pine double glazed window to the frontage, quadrant shower enclosure, chrome fittings, low level WC, pedestal wash hand basin, chrome taps, chrome ladder radiator.

### Garage 23' 1" x 15' 9" (7.04m x 4.81m)

Timber double doors, inset ceiling spotlights, power, light, housing the Worcester gas fired boiler, Megafluo cylinder and expansion vessel.

## First Floor

### Galleried Landing 10' 4" x 11' 1" (3.16m x 3.38m)

Oak floorboards, exposed stone wall, radiator, ceiling beams, spotlights, 2x internal pitch pine glazed windows.

### Sitting Room 23' 10" x 15' 4" (7.26m x 4.68m)

Pitch pine double glazed French doors with metal railings to the side aspect, 2x pitch pine double glazed windows to the rear, ceiling beams, spotlights, log burner, exposed brick surround, stone lintel, stone hearth.

### Landing 15' 6" x 4' 0" (4.73m x 1.23m)

Radiator.

### Bedroom Two 15' 5" x 7' 2" (4.69m x 2.19m)

Pitch pine double glazed window to the rear, radiator, ceiling beams, spotlights, internal pitch pine glazed window.

### Bedroom Three 10' 9" x 8' 8" (3.27m x 2.64m)

Velux skylight, radiator, ceiling beams, spotlights, internal pitch pine glazed window.

### Bathroom 10' 10" x 6' 6" (3.31m x 1.99m)

Velux skylight, freestanding claw foot bath, chrome telephone style mixer tap and handheld shower, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator.

### Bedroom One 15' 7" x 15' 10" (4.74m x 4.83m)

Max measurement

Pitch pine double glazed French doors to the side aspect, pitch pine double glazed window to the rear, radiator, ceiling beams, spotlights, eaves storage, en-suite.





**En-suite 6' 1" x 6' 0" (1.86m x 1.84m)**

Shower enclosure, chrome fittings, low level WC, vanity wash hand basin, chrome mixer tap, eaves storage, ceiling beams.

**Externally**

Wrap around garden.

To the frontage, gravel driveway, well stocked borders, mature trees and shrubs, dry stone wall and hedge boundary, lawned area, woodland area planted with spring bulbs, coach house.

To the side, walled garden laid to lawn.

To the rear, brick shed, stone flagged patio accessed from the dining hall, dry stone wall, lawn, far reaching views of surrounding farmland.

**Coach House 19' 10" x 18' 6" (6.05m x 5.64m)**

Detached double garage, 2x wood double doors, 2x Wood double glazed windows to the rear, finished room over garage, 2x Velux skylights, external stone steps up.

Note:

Council Tax Band: F

EPC Rating: TBC

Tenure: Freehold



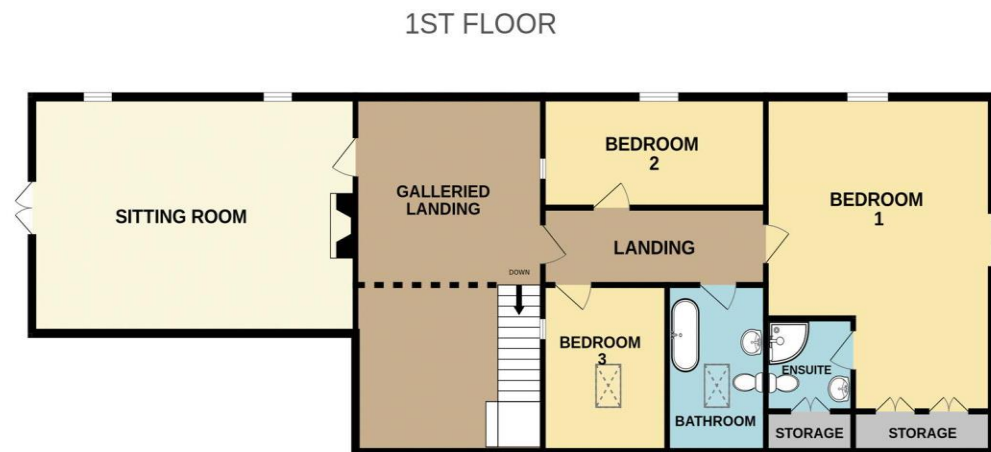








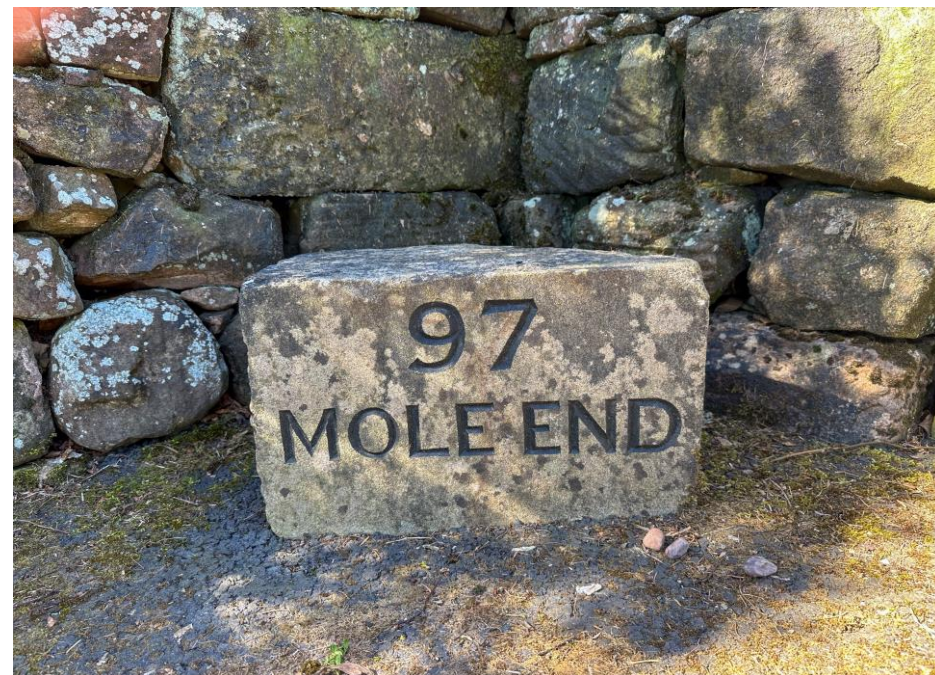




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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 for approximately 2 miles into the village of Ipstones, where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## Situation

The popular 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. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access. The property is positioned towards the top end of the village, benefitting from views of the surrounding farmland.

**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](mailto:leek@whittakerandbiggs.co.uk)

Staffordshire

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

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