

Park Nook

Ipstones, Stoke-on-Trent, ST10 2NG

John 
German





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£750,000

NO UPWARD CHAIN

Highly individual attached farmhouse with substantially extended and well maintained accommodation providing scope for personalisation, occupying a stunning plot extending to approx. 5.96 acres in total enjoying magnificent far reaching views.

Originally built in the early 1800s and retaining some of its original features, the house was substantially extended in the 1970s to provide a versatile and spacious family sized home. Maintained well by the family, there is a large amount of potential to personalise and make the home your own. Occupying a magnificent plot that extends to approximately 5.96 acres in total and enjoying magnificent, far-reaching views over the Staffordshire Moorlands, the property comprises formal gardens, stone walled paddocks and a variety of outbuildings including garaging, a large nissen hut providing storage, a workshop plus a versatile range of sheds. All in all, an extremely rare opportunity and something special!

Situated in a sought-after rural area with walks through the surrounding countryside on the doorstep and the towns of Ashbourne, Leek and Cheadle all within easy commutable distance. The nearby A52 links the cities of Stoke on Trent and Derby.

Accommodation - A part glazed entrance door leads to the porch area which has a built-in cloaks cupboard and part glazed double doors leading to the hall which has a matching feature floor and stairs rising to the first floor. Doors lead to the spacious ground floor accommodation.

To the left is the dining room which has dual aspect windows and a beamed ceiling. A stone arch leads to the delightful dual aspect lounge including a wide rear facing window overlooking the garden and views beyond, and a focal stone chimney breast with log burning stove and hearth.

Also positioned to the rear of the cottage is the comfortable sitting room also having dual aspect windows overlooking the gardens and views beyond. It has a focal stone chimney breast with a multi-fuel stove set on a hearth.

The good-sized dining kitchen has an extensive range of base and eye level units with work surfaces and two stainless steel sink units set below the window overlooking the garden and view beyond. A fitted hob has an extractor over, alongside a built-in oven plus space for further appliances. A door leads to the rear porch which has two windows and a uPVC part glazed double door opening to the rear canopied area which provides space for kicking off those boots and also has a door to the gardener's WC.

The third and final reception room has most recently been used as a study, having a multi-fuel stove set on a stone slabbed hearth. It would make an ideal snug, playroom or breakfast room if desired.

To the first floor the landing has doors leading to the good-sized bedrooms comprising three doubles all being dual aspect and enjoying a pleasant outlook, especially those to the rear which have far reaching views over the grounds and surrounding countryside. The final bedroom provides a large amount of potential to be remodelled as it is currently divided into three separate spaces that could make a master bedroom, dressing room and possible en-suite, all enjoying those far-reaching views.

Finally, there is the family bathroom which has a four piece suite incorporating both a panelled bath and a separate shower cubicle.

Outside - To the rear of the home is the delightful formal garden that is a gardener's paradise! Laid predominantly to lawn with established well stocked borders and beds containing a large variety of shrubs and plants, mature trees, a large pond and a secluded summer house which has views over the formal gardens. The paved patio provides a lovely seating and entertaining area enjoying a high degree of privacy and views over the gardens, paddocks and countryside.

To the front of the cottage, steps lead to an additional lawn with well stocked beds and borders containing a variety of plants and established trees.

The land is on three sides of the cottage, divided into seven paddocks some of which are sloped with a mixture of dry-stone walls and fencing, and all enjoying fabulous views over surrounding fields and countryside beyond.

A right of access over common ground leads to the side of the cottage where a driveway provides off road parking for numerous vehicles plus a detached double garage which has an electric door and an adjoining fuel store.

The driveway leads to the 'yard' where there is a range of outbuildings including a large nissen hut, ideal for storage of tractors and machinery plus workshop space, and a further stone built double shed making an ideal garage, tractor shed or general store. In this area there is a small orchard and a fabulously productive fruit and vegetable garden with potting shed and greenhouse.

what3words: impresses.happening.commended

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Off road

Electricity supply: Mains **Water supply:** Mains

Sewerage: Septic tank **Heating:** Oil fired central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17052024

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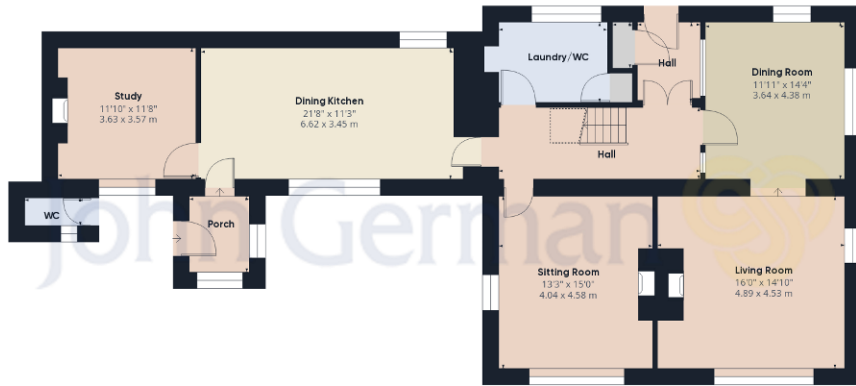




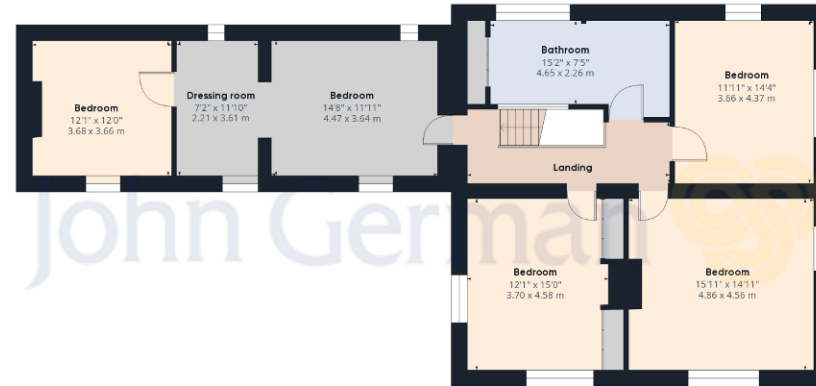








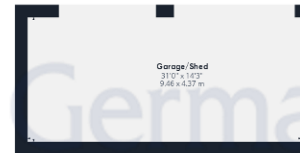
Ground Floor Building 1



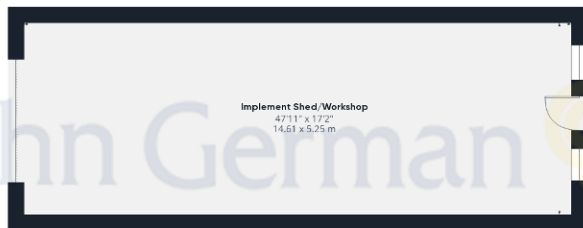
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

4360.75 ft²

405.13 m²

Reduced headroom

15.54 ft²

1.44 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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