





This charming two-bedroom character cottage offers a wealth of traditional features throughout, including exposed beams and stonework, traditional internal doors and a feature fireplace, whilst also benefiting from double glazing. The property provides two generously proportioned bedrooms, together with yards to both the front and rear.

Ideally situated in the popular village of Ipstones, the property enjoys a desirable countryside setting whilst remaining within easy reach of local amenities. Ipstones offers a village shop, primary school, pubs and other everyday facilities, with the surrounding area renowned for its beautiful countryside, walking routes and scenic views. The nearby towns of Cheadle and Leek provide a wider range of shops, supermarkets, schools and leisure facilities, while the location also offers convenient access to the surrounding Staffordshire Moorlands.

In brief, the accommodation comprises; a welcoming living room and kitchen to the ground floor, a bedroom and shower room to the first floor, with a further bedroom occupying the second floor.

Combining character, charm and a desirable rural setting, this lovely cottage would make an ideal first home, downsizing opportunity or countryside retreat. Early viewing is highly recommended.



Living Room

A characterful reception room featuring a UPVC double glazed window overlooking the front elevation, wooden entrance door, exposed beams and central heating radiator. A feature fireplace housing a log burner creates an attractive focal point, adding warmth and charm to the room.

Kitchen

Fitted with a range of base and eye-level units with complementary worktops and inset sink with drainer. There is space and plumbing for a cooker, washing machine and fridge freezer, together with a tiled splashback and UPVC double glazed window overlooking the rear. A door provides access to the rear yard, while further features include a central heating radiator, useful understairs storage, panelling and stairs rising to the first floor.

Landing

Providing access to the bedroom and bathroom, with stairs continuing to the second floor.

Bedroom

A well-proportioned bedroom with UPVC double glazed window to the front elevation, central heating radiator and built-in wardrobes.

Shower Room

Fitted with a WC, wash hand basin and shower cubicle, together with a central heating radiator and UPVC double glazed window overlooking the rear elevation. The wall-mounted boiler and useful eye-level storage cupboard are also housed within the room.



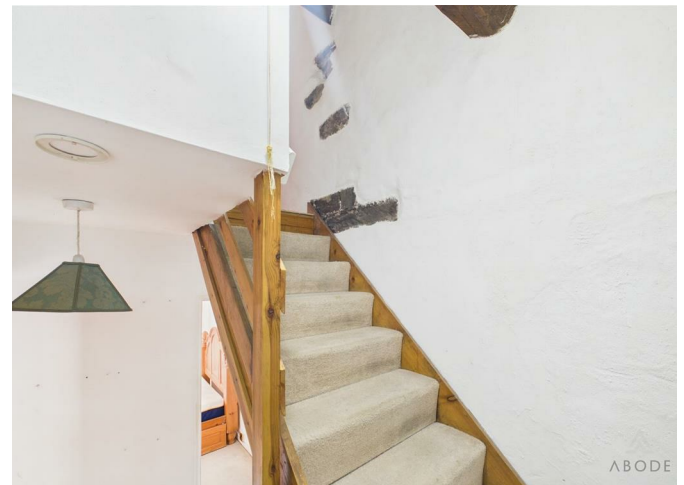
Bedroom

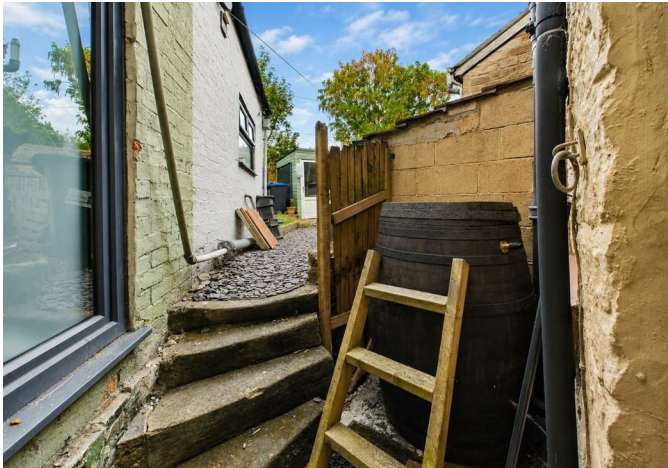
A characterful bedroom featuring exposed beams and a skylight overlooking the rear elevation, together with a central heating radiator.

Outside

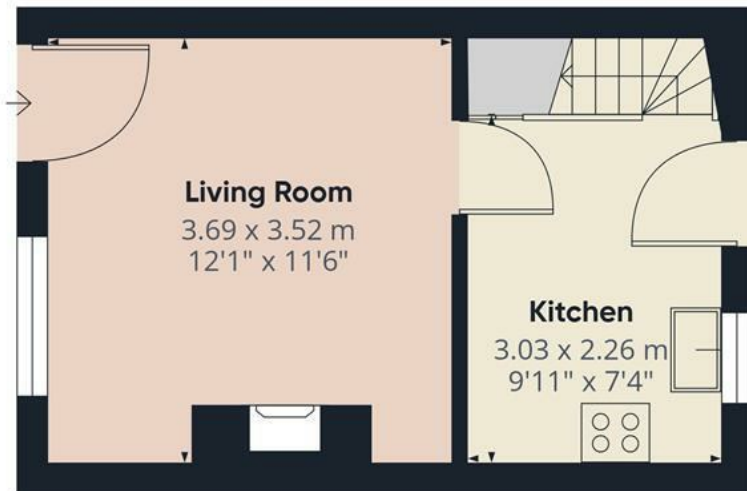
With yards to both the front and rear, providing low-maintenance outdoor spaces ideal for relaxing or entertaining



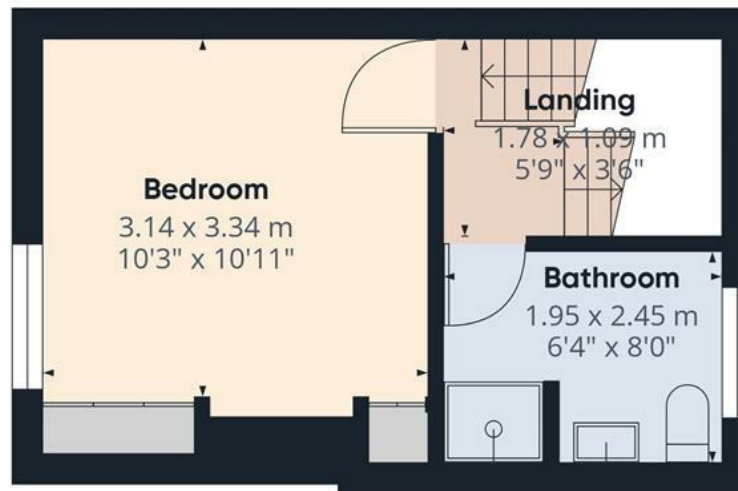




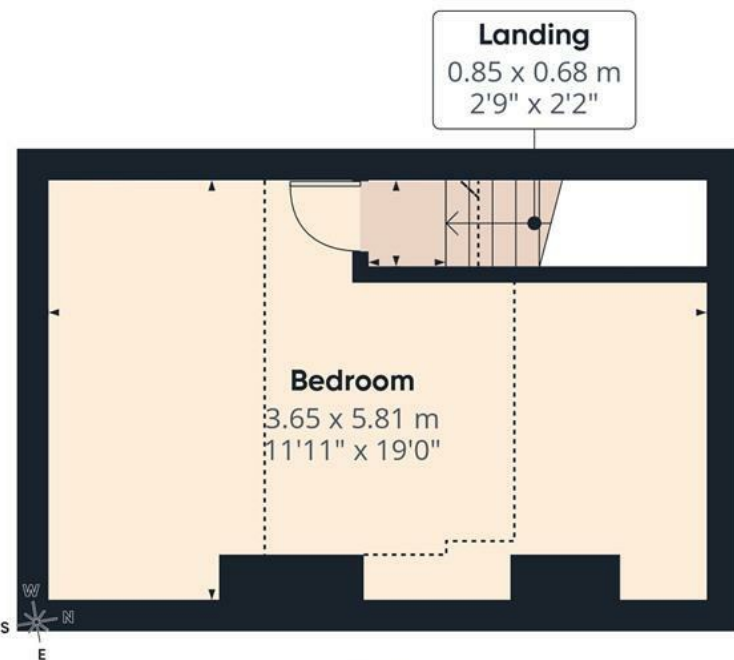




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

58.3 m²

627 ft²

Reduced headroom

11.8 m²

127 ft²

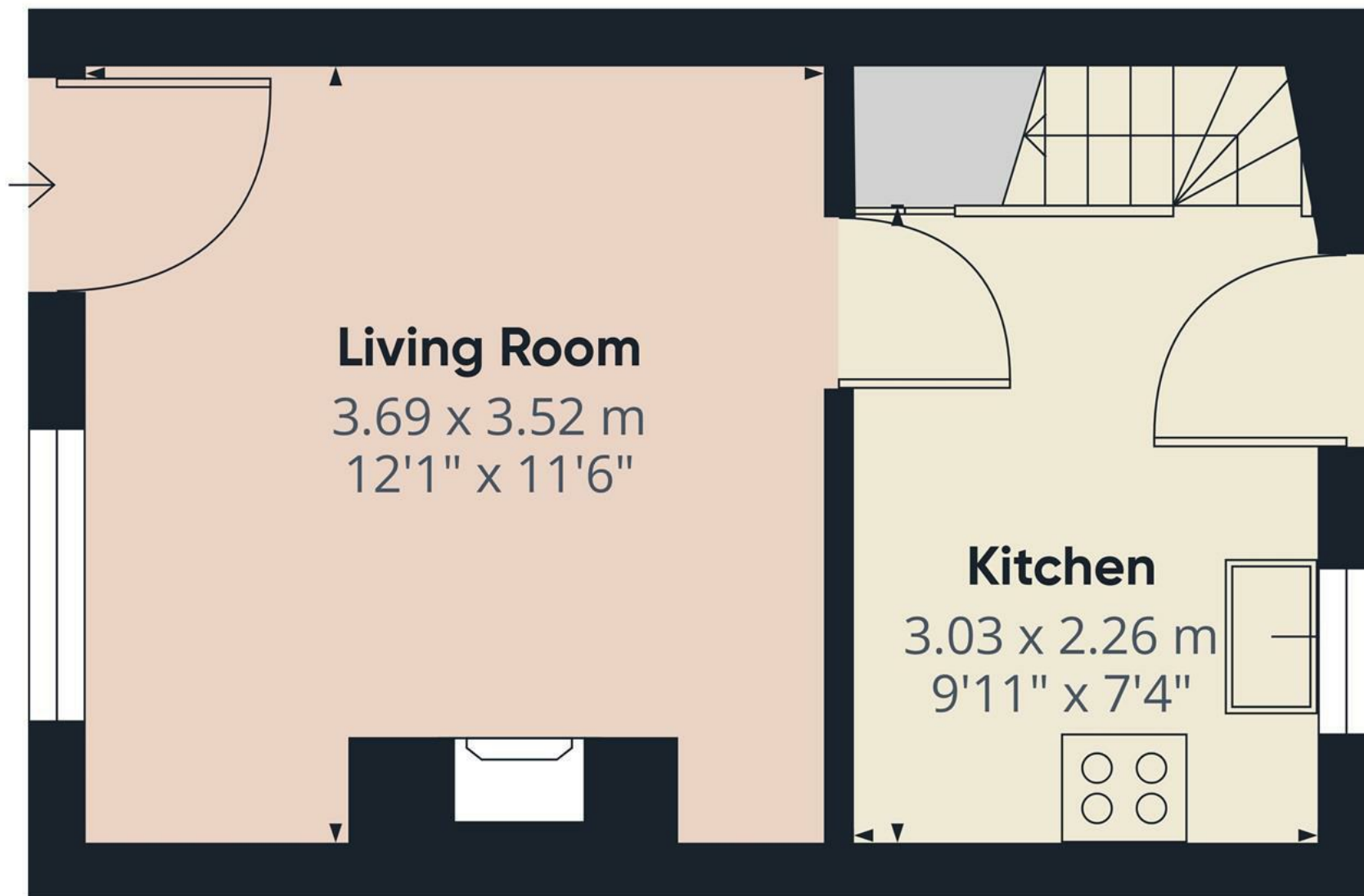
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
22 m²
237 ft²

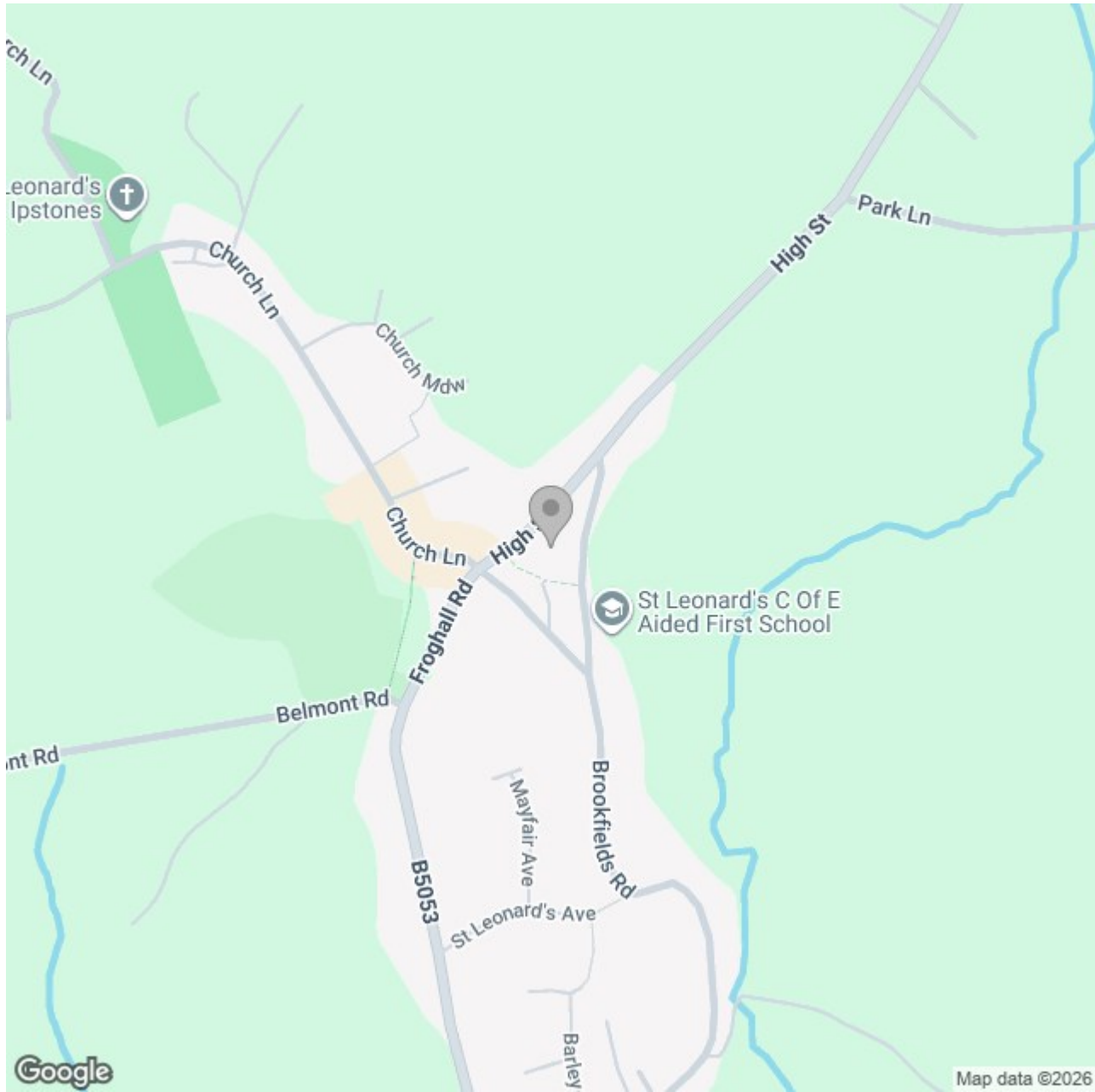
(1) Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	