DENISE WHITE™
BESPOKE ESTATE AGENT









88 Church Lane, Staffordshire, ST10 2LG

Offers in the region of £650,000

"A home is more than the walls that surround us; it is the stories held within them, the memories yet to be made, and the privilege of becoming part of its history."

Set within the picturesque village of Ipstones, this exceptional four-bedroom detached home is bursting with character, history and charm. Dating back centuries, the property retains an array of original features including exposed beams, stone mullion windows and a remarkable Tudor fireplace. Offering generous and versatile accommodation across three floors, it is perfectly suited to families, those looking for a rural lifestyle, or anyone searching for a truly individual period home. Outside, extensive gardens, far-reaching countryside views and a separate allotment complete this truly special property.

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Denise White Estate Agent Comments



A home etched in history.

Absolutely magnificent in both character and setting, this exceptional four-bedroom detached home believed to date back to the Tudor period occupies a wonderful position along Church Lane in the highly regarded village of Ipstones, surrounded by picturesque Staffordshire Moorlands countryside.

Steeped in history and bursting with original features, the property offers a rare opportunity to own a home where its heritage can genuinely be felt throughout. From exposed beams and stone mullion windows to sash windows, exposed timber flooring and an impressive fireplace believed to date back to the early 1500s, every room offers another glimpse into the property's fascinating past.

Approached via the entrance porch, the home immediately makes an impression with bold interiors and a vaulted ceiling, with the current vendors utilising this space as a studio while enjoying beautiful views across the gardens and surrounding countryside. A downstairs WC is also conveniently positioned within the porch, with access leading through into the kitchen.

The kitchen is a well-proportioned and functional space, fitted with granite worktops and a range-style cooker, whilst an adjoining pantry provides valuable additional storage. From here, the dining room forms a central part of the home, offering generous proportions, exposed beams and a striking stone fireplace. The room also provides access to the staircase, cellar and lounge, creating a natural connection between the principal ground-floor spaces.

The lounge continues the property's distinctive character, with the current owners having recreated the Tudor-style fireplace found in the bedroom above, incorporating a log-burning stove to create an attractive focal point. Dual-aspect windows allow natural light to flow throughout the room, including a sash window overlooking the front garden and an impressive stone mullion window to the gable end. Underfloor heating has also been installed throughout the ground floor, adding a welcome modern comfort to the home's traditional features.

Ascending to the first floor, the exposed timber flooring continues onto the landing, leading to three bedrooms and the family bathroom.

Bedroom one is a particularly impressive room, combining generous proportions with some of the property's most significant historic features. An original Tudor fireplace, believed to date from the early 1500s, sits alongside a stone mullion window, sash window and exposed beams. Of particular interest is an original beam bearing historic markings believed to date from the reign of Henry VIII, offering a fascinating connection to the property's past.

Bedroom Three is another generous double, currently utilised as a study whilst bedroom four is currently arranged as a walk-in wardrobe but offers excellent flexibility, whether retained in its current form or utilised as a single bedroom, home office, dressing room or hobby space. A family bathroom completes the first floor accommodation.

The second floor provides a wonderful sense of separation, with a bright landing illuminated by a skylight leading to a further shower room and bedroom two. The shower room features a

charming stained-glass panel within the door, while the bedroom itself offers spacious accommodation within the leaves with built in storage solutions. This floor would work particularly well for guests, older children or those seeking a more independent area of the home.

Outside, the property is surrounded by generous, established gardens that provide a variety of spaces to enjoy throughout the seasons. A stone pathway leads from the driveway towards the front of the house, bordered by established perennials and mature planting. A charming archway framed by shrubs opens onto an expansive lawn, whilst a separate summer house offers additional flexibility for use as a garden retreat, hobby space or simply somewhere to enjoy the outlook.

Directly outside the porch, a stone patio with pergola is discreetly positioned amongst the established planting, creating a sheltered and secluded area for outdoor dining or relaxation. The gardens have a well-established feel, with a combination of open lawn, mature planting and more intimate seating areas.

Further enhancing the outdoor space is a separate allotment area, complete with a greenhouse, vegetable plots and a selection of fruit trees. This provides an excellent opportunity for keen gardeners to grow their own produce and make the most of the property's generous grounds.

Combining remarkable period features, fascinating architectural detail and flexible accommodation with established gardens and a beautiful countryside setting, this is a distinctive home with a character rarely found in modern properties. Its combination of historic interest, practical improvements and adaptable living space makes it an appealing prospect for buyers seeking something individual, with a genuine sense of place and a story that extends well beyond its walls.

Location



The Parish of Ipstones is situated in the Staffordshire Moorlands and includes the main village of Ipstones and the hamlets of Foxt, Berkhamsytch, Bottomhouse, Winkhill, Froghall and Consall Forge. It is a rural area set in the scenic Staffordshire Moorlands and bordering onto the beautiful Churnet Valley. There are panoramic views for miles around from the high point of Ipstones Edge.

Ipstones has many facilities including a Memorial Hall, C of E Church, Methodist Church, First School, Nursery School, a Village Shop which incorporates a Post Office, Farm Supplies Stores and three Public Houses and a Fire Station. The village is renowned locally for the busy social life with numerous clubs, associations and activities. Annual events include the Agricultural Show, the Christmas Market and Five Mile Road Race.

Why We Love This Home!



There are some homes that you walk into and immediately know they're a league of their own — and this is one of them.
It is the combination of genuine Tudor character and practical, versatile living space that makes this property so special. From the remarkable historic fireplaces and stone mullion windows to the established gardens, allotment and countryside surroundings, there is so much here to appreciate without the home feeling frozen in time. The flexible bedroom arrangements, additional shower room and useful ground-floor spaces allow the property to adapt to a variety of lifestyles, whilst the gardens offer plenty of scope for those who enjoy spending time outdoors. Above all, this is a home with real individuality, offering a rare opportunity to own a piece of local history whilst enjoying the space and comforts needed for modern living.

Entrance Porch

9'6" x 10'1" (2.92 x 3.08)



WC

Kitchen

9'5" x 12'0" (2.89 x 3.67)



Pantry

9'4" x 4'3" (2.86 x 1.30)

Dining Room

12'10" x 16'4" (3.93 x 4.98)



Lounge

14'6" x 13'10" (4.43 x 4.23)



Cellar

11'8" x 13'1" (3.56 x 4.00)

First Floor Landing



Bedroom One

13'6" x 14'6" (4.14 x 4.44)



Bedroom Three

8'9" x 16'7" (2.68 x 5.06)



Bedroom Four

6'7" x 8'8" (2.03 x 2.66)



Bathroom

7'0" x 8'5" (2.15 x 2.58)



Second Floor Landing



Bedroom Two

13'3" x 12'0" (4.06 x 3.67)



Shower Room

10'4" x 8'5" (3.15 x 2.57)



Outside



Externally, the property enjoys generous, established gardens offering a variety of spaces to relax and entertain. There is off-road parking for multiple vehicles, with gated access leading to a stone pathway bordered by established perennials and mature planting. A charming archway framed by shrubs opens onto an expansive lawn, whilst a delightful summer house provides a useful garden retreat. Directly outside the porch, there is a stone patio with pergola. The gardens are further complemented by a useful storage shed and a traditional stone outhouse, ideal for storing gardening tools and outdoor equipment.

Allotment



A separate allotment area provides an excellent opportunity for keen gardeners to embrace a more self-sufficient lifestyle. Complete with a greenhouse, a range of vegetable plots and a selection of fruit trees, this dedicated growing space offers the chance to cultivate home-grown produce and make the most of the property's generous grounds.

Agents Notes

Tenure: Freehold
Services: Mains water and electric, oil fired central heating, septic tank drainage.
Council Tax: Staffordshire Moorlands Band E
The property is Grade II Listed and further details can be found on Historic England List Entry Number:1374639

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as

the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?
Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

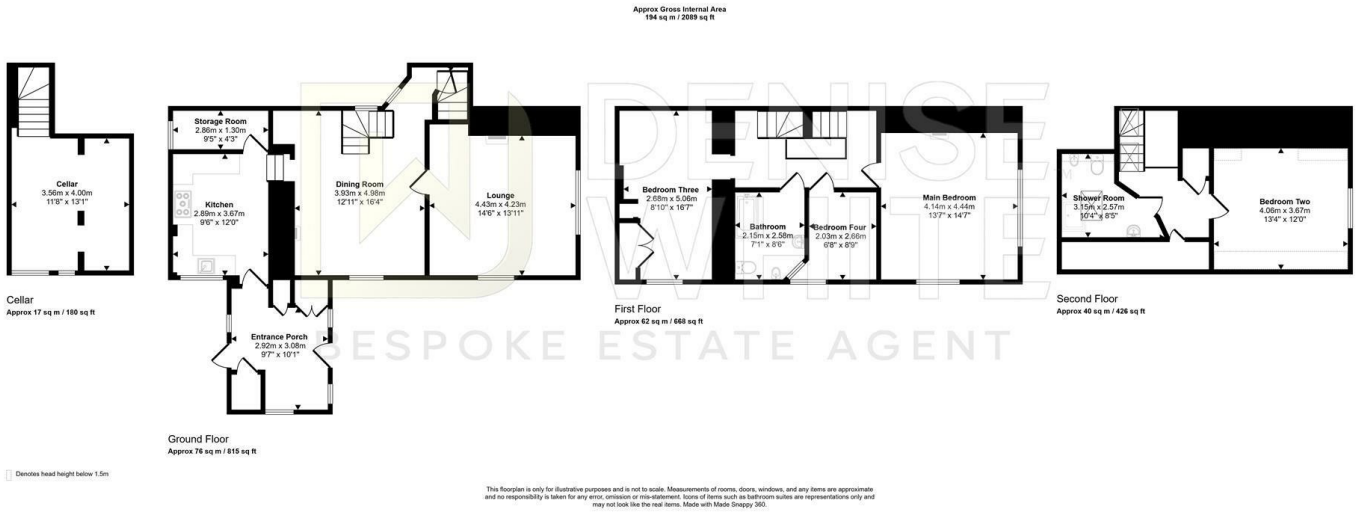
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

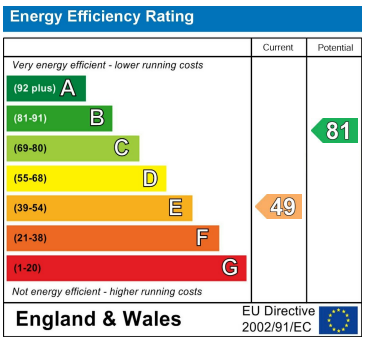
Floor Plan

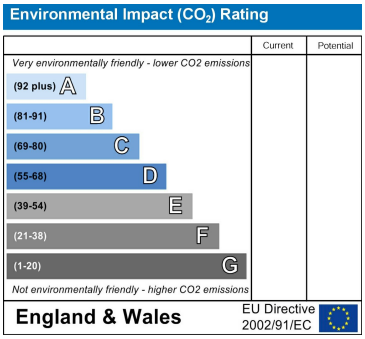


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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