



# Gorsty Croft Farm

Ipstones



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## Gorsty Croft Farm

Park Nook  
Ipstones, Staffordshire  
ST10 2NG

Delightfully Positioned Small Holding

Stone Farmhouse

Four Bedrooms

Range Of Outbuildings

Around 10 Acres In Total

Central Heating & Solar Panels

One Bedroomed Stone Cottage Currently A Holiday Let

An Outstanding Position

Of Interest To Those With Equestrian Hobbies

**Offers in the region of : £850,000**



4



2



2



D



Leek Office - 01538 383344



leek@buryandhilton.co.uk





The sale of Gorsty Croft Farm offers the unique opportunity to purchase a delightfully situated small holding, an ideal purchase for those with equestrian or lifestyle interests.

The property which we understand dates back to the 1600's is located in a superb position on the edge of the popular Staffordshire Moorlands village of Foxt and offers a four bedroomed stone farmhouse, a one bedroom stone cottage current being used as a holiday let, a range of stone and brick outbuildings, barns and stables all set in around 10 acres of land.

Approached via a private drive leading down to the property, the house benefits from oil fired central heating, double glazing and solar panels and briefly comprises: Entrance Porch, Living Room / Dining Room, Breakfast Kitchen, Rear Hall, Shower Room and Side Porch to the ground floor. Landing Area, Four Bedrooms and Shower Room to the first floor. A separate Utility Room is accessed from the rear of the property.

The one bedroomed stone cottage is currently used as a holiday let and at present can only be used as such with a maximum 3 week occupancy at a time - this briefly comprises: Living Room / Kitchen area to the ground floor. Landing Area, Bedroom and Bathroom to the first floor.

Well maintained lawned gardens with display borders, parking for several vehicles and a very useful detached double garage / workshop with power and lighting.



# Accommodation

## Entrance Porch

Tiled floor. Access to:

## Living Room / Dining Room

Radiator x 2. Stairs off. Lob burner with feature surround. Exposed beams.

## Breakfast Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Cooker with extractor unit above. Tiled floor. Radiator. Exposed beams.

## Rear Hall

Radiator.

## Shower Room

Shower cubicle. W.c. Wash basin. Radiator.

## Side Porch

Front and rear doors. Tiled floor.

## First floor landing area

Radiator. Loft access. Storage cupboard.

## Bedroom

Radiator. Exposed beams.

## Bedroom

Radiator. Wood flooring. Fitted wardrobes.

## Bedroom

Radiator. Loft access.

## Bedroom

Radiator.

## Bathroom

Shower cubicle. W.c. Wash basin with storage unit below. Radiator.



### Outside

Approached via a private drive leading down to the property, well maintained lawned gardens with display borders, parking for several vehicles and a very useful detached double garage / workshop with power and lighting. A range of stone and brick out-buildings, barns and stables all set in around 10 acres of land.

Utility Room - accessed from the rear of the property, Wall and base units. Belfast sink unit with mixer tap. Central heating boiler. Plumbing point. Tiled floor.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

### Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### Method of Sale

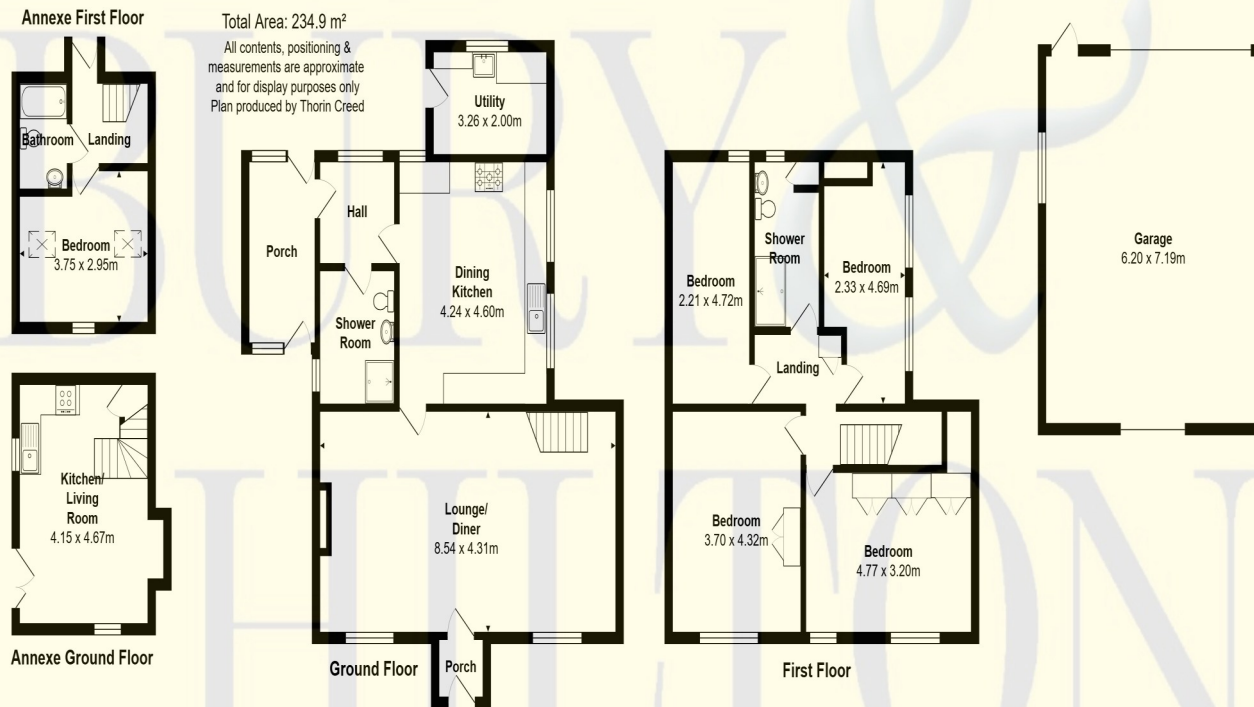
The property is offered by Private Treaty

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in rela-



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

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

Part of the Bagshaws Partnership



### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811