



30 High Street, Ipstones, Stoke-On-Trent, Staffordshire, ST10 2LU

Offers In The Region Of £315,000

- Four bedroom end of terrace stone cottage
- Bathroom and shower room
- Village location
- Presented to an excellent standard throughout
- Stunning rural views to the front and rear
- Charm and character
- Two reception rooms
- Large rear garden with outhouse, timber storage shed and summer house

30 High Street, Stoke-On-Trent ST10 2LU

Nestled in the charming village of Ipstones, Staffordshire Moorlands, this exquisite four-bedroom end of terrace stone cottage offers a delightful blend of modern comfort and rustic charm. Presented to an excellent standard throughout, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining.

The well-equipped kitchen is a culinary enthusiast's dream, providing ample space for meal preparation and family gatherings. The cottage features two bathrooms, including a stylish shower room, ensuring convenience for all residents.

One of the standout features of this home is the large rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the tranquil rural views that extend to both the front and rear of the property. Additionally, a stone outhouse provides extra storage or potential for a workshop, enhancing the



Council Tax Band: C



Hallway

Wood glazed door to the front, radiator, storage cupboard, stairs to the first floor.

Bathroom

10'7" x 5'5"

Upvc double glazed window to the front, partly tiled, roll top bath on claw feet, chrome mixer tap, low level WC, pedestal wash hand basin, radiator with heater towel rail.

Dining Room

11'8" x 10'7"

Upvc double glazed window to the front, radiator, feature fireplace.

Kitchen

18'3" x 7'4"

Range of fitted units to the base and eye level, traditional style radiator, range style cooker with 5 ring gas hob, electric fan assisted oven, extractor, belfast sink, chrome mixer tap, wood work surfaces, space and plumbing for a washing machine, dishwasher, space for an American style fridge/freezer, inset downlights.

Porch

5'10" x 3'10"

Upvc double glazed door to the side, Upvc double glazed window to the rear, radiator, Worcester gas fired boiler,

Living Room

13'7" x 11'10"

Upvc double glazed patio doors and windows to the rear, Upvc double glazed window to the side, radiator, log burning stove, tiled hearth, brick surround, wood mantle.

First Floor

Landings

Half landing. Velux window with blind to the side, Upvc double glazed window to the side, Upvc double glazed window to the front, radiator, inset downlights.

Bedroom One

11'10" x 9'7" max measurement

Upvc double glazed window to the rear, radiator.

Bedroom Two

12'9" x 7'4"

Radiator, Velux window with blind to the side.

Bedroom Three

11'6" x 10'9"

Radiator, Upvc double glazed window to the front.

Bedroom Four

10'9" x 5'8"

Upvc double glazed window to the front, radiator.

Shower Room

5'8" x 4'6"

Corner shower cubicle, chrome fitment, low level WC, vanity wash hand basin, chrome heated ladder radiator, fully tiled, velux window with blind to the side, inset downlights, extractor.

Externally

To the front stone walled boundary with forecourt access. To the side pedestrian gated access. To the rear, outside water tap, patio, path, area laid to lawns, timber storage and summer house, with power, light, patio doors to the rear, windows to the side, outside lighting, walled and fenced boundary, stone outhouse, wood door, power and light.

AML REGULATIONS

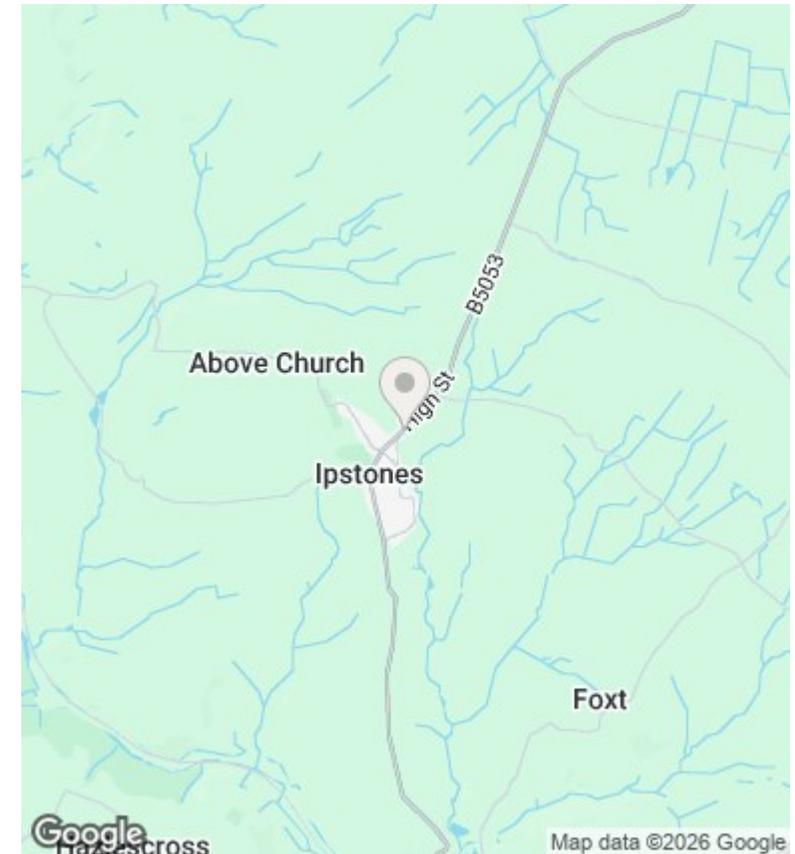
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	