DENISE WHITE™

BESPOKE ESTATE AGENT









66 Froghall Road, ST10 2NA

Guide price £725,000

PHONE LINES OPEN 9AM–9PM, MONDAY TO SATURDAY - SUNDAYS 10AM–2PM

** GUIDE PRICE OF £725,000 - £750,000**

"A home is where life happens – where muddy boots meet warm fires, summer evenings stretch into the countryside, and the best memories are made together."

A stunning six-bedroom detached executive home, occupying an enviable position on Froghall Road in the sought-after village of Ipstones. Immaculately presented throughout and finished to an exceptional standard, this impressive three-storey residence offers superbly versatile family accommodation, centred around an outstanding open-plan kitchen, living and dining space. With beautiful countryside views, landscaped gardens, extensive parking and its own paddock, this is a truly special home offering space, style and a wonderful rural lifestyle.

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Denise White Estate Agent Comments

A truly exceptional six-bedroom detached home, occupying an enviable position on Froghall Road in the sought-after Staffordshire Moorlands village of Ipstones, where beautifully appointed accommodation, breathtaking countryside views and an impressive private plot come together to create a home of genuine distinction.

Immaculately presented throughout and finished to an exceptional standard, this substantial executive residence has been thoughtfully extended and enhanced by the current owners to create a wonderfully versatile family home, with accommodation arranged over three spacious floors and an abundance of bespoke fixtures and fittings throughout.

From the moment you step inside, the quality and sense of space are immediately apparent. A generous entrance hall provides a welcoming introduction, leading to a versatile front-facing snug which could equally lend itself to a home office, playroom, reading room or hobby space. A stylish ground floor WC adds further convenience.

However, it is the spectacular open-plan kitchen, living and dining space which truly forms the heart of this home. Beautifully designed and finished to an impressive standard, the kitchen is centred around a substantial island with quality work surfaces, creating a natural gathering point for family life and entertaining. The adjoining dining area provides a wonderful space for more formal occasions, whilst the generous extended family room creates an additional dimension to this exceptional living space.

With an impressive apex window flooding the room with natural light, extensive bi-fold doors opening onto the garden and a characterful Morso wood-burning stove providing a cosy focal point, this is a room designed equally for relaxed evenings at home and entertaining friends and family. The seamless connection between the kitchen, dining and living areas creates a wonderfully sociable environment, whilst the ability to open the doors onto the garden allows the house and outside space to flow effortlessly together during the warmer months.

A separate utility room provides the practical side of family life, whilst internal access to the integral garage adds further convenience.

The accommodation continues across the first floor, where a spacious landing gives access to four bedrooms and the family bathroom. The principal bedroom is a particularly impressive retreat, enjoying a beautiful rear-facing outlook across the surrounding fields and paddocks, alongside fitted wardrobes and a stylish en-suite shower room. Bedroom four is another generous double room overlooking the rear, whilst bedrooms five and six are both comfortable doubles positioned to the front of the property.

The second floor provides an additional layer of flexibility, with two further substantial double bedrooms, making six bedrooms in total. Bedroom two benefits from eaves storage, whilst Velux windows provide an excellent level of natural light throughout this upper floor. A further shower room completes the accommodation, making this level particularly well suited to older children, guests or those requiring a degree of separation from the main family areas.

Outside, the property continues to impress. A substantial driveway provides extensive off-road parking and creates excellent kerb appeal from the approach, whilst the landscaped rear garden provides a number of attractive spaces in which to relax and entertain. Beyond the immediate garden lies the property's paddock, adding a rare and highly desirable element to the overall offering and providing the perfect backdrop to an already impressive home.

Whether it is enjoying a morning coffee overlooking the Staffordshire Moorlands, gathering around the fire pit with friends on a summer evening, entertaining in the exceptional open-plan living space or simply appreciating the peace and

privacy of the surrounding countryside, this is a home which has been designed around modern family living.

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 is a lot to love about this one. From the moment you walk through the door, you can tell it has been really well looked after, and the standard throughout is fantastic. It is one of those homes where you don't walk around thinking about what needs changing – you can genuinely just move straight in and enjoy it.

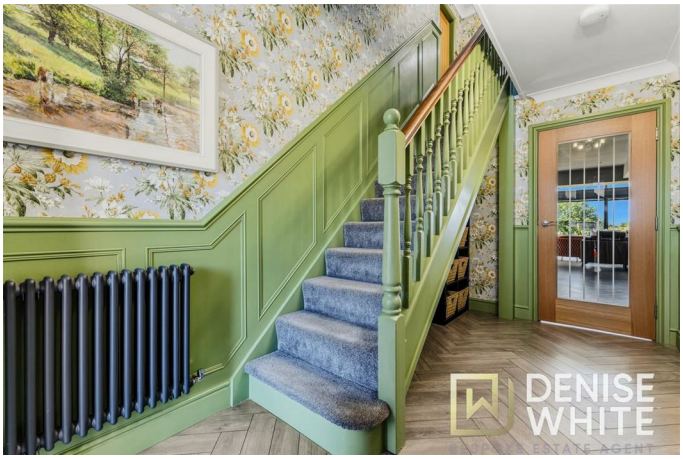
For us, the real standout is the open-plan kitchen, living and dining space. It is a brilliant room for family life, with plenty of space to cook, eat, relax and entertain all in one place, whilst still feeling really warm and homely. The big island gives the kitchen a great focal point, and then you've got the extended family room with the apex window, bi-fold doors and log burner, which is just a lovely space to spend time in.

The layout is another big plus. Six bedrooms spread over three floors gives you so much flexibility, whether you've got a growing family, need a couple of home offices, want somewhere for guests to stay or simply like having plenty of spare space. There are rooms here that can change and adapt as your family does.

We also love the outside space. You've got a great driveway, a beautifully landscaped garden, areas to sit out and entertain, and then the added benefit of the paddock beyond. Those views over the surrounding countryside really are something special, and it gives the property a fantastic sense of space and privacy.

Ultimately, we think this is a proper family home. It has been finished to a really high standard, there is plenty of room for everyone, the layout works brilliantly and there is very little left for a new owner to do. It's the sort of house you could see a family moving into and staying in for many years – a genuine forever home in a fantastic Staffordshire Moorlands setting.

Entrance Hallway



Snug

12'7" x 11'4" (3.84 x 3.47)



WC

6'8" x 5'5" (2.04 x 1.67)



Living Kitchen

30'6" x 20'3" (9.32 x 6.19)



Family Room

19'4" x 13'4" (5.90 x 4.07)



Utility

11'1" x 5'0" (3.38 x 1.54)



En Suite

11'0" x 5'2" (3.37 x 1.59)



First Floor Landing



Bedroom Four

17'2" x 10'1" (5.24 x 3.09)



Principal Bedroom

18'6" x 11'4" (5.66 x 3.47)



Bedroom Five

12'5" x 11'1" (3.81 x 3.39)



Bedroom Six

11'6" x 11'5" (3.51 x 3.50)



Bedroom Two

17'8" x 14'8" (5.41 x 4.48)



Bathroom

10'9" x 7'6" (3.28 x 2.30)

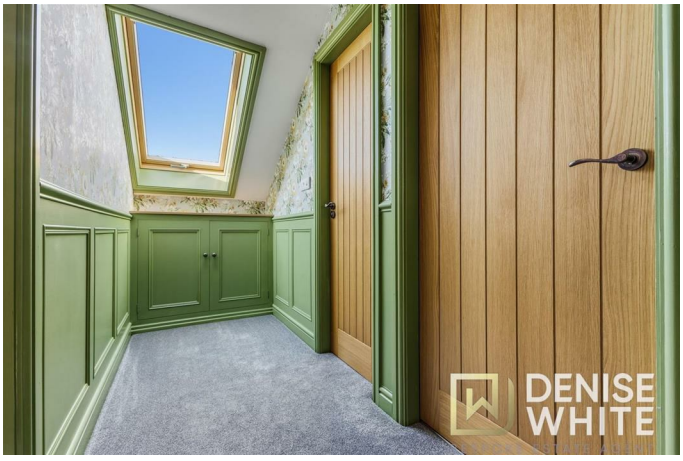


Bedroom Three

17'6" x 11'3" (5.34 x 3.43)



Second Floor Landing



Shower Room

6'5" x 5'4" (1.96 x 1.65)



Garage
18'5" x 11'5" (5.63 x 3.50)

Outside



The outside space is a true highlight of this property, sitting within an excellent-sized plot and backing directly onto open fields, with lovely far-reaching rural views that create a wonderful sense of space and privacy. The formal garden to the rear is accessed via bifold doors from both the family room and dining area, making it particularly well suited to enjoying the garden throughout the warmer months and for entertaining friends and family.

The garden itself combines a paved patio seating area, well-kept lawn and raised flower beds, together with a fabulous stone-built circular fire pit and seating area – the perfect place for summer evenings, outdoor dining or simply sitting out and enjoying the surrounding countryside. An extended tarmac driveway provides ample off-road parking to both the front and side aspects.

Gated access from the formal garden leads into a private paddock, adding a wonderful dimension to the outside space and offering plenty of flexibility for family life and country pursuits. Whether creating an additional play area for children, giving dogs plenty of room to exercise, or keeping smallholding animals such as chickens or goats, this is space that can genuinely be enjoyed and made your own. With open countryside immediately beyond, it is the kind of outside space that offers both practicality and a real connection to rural living.

Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band F

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.

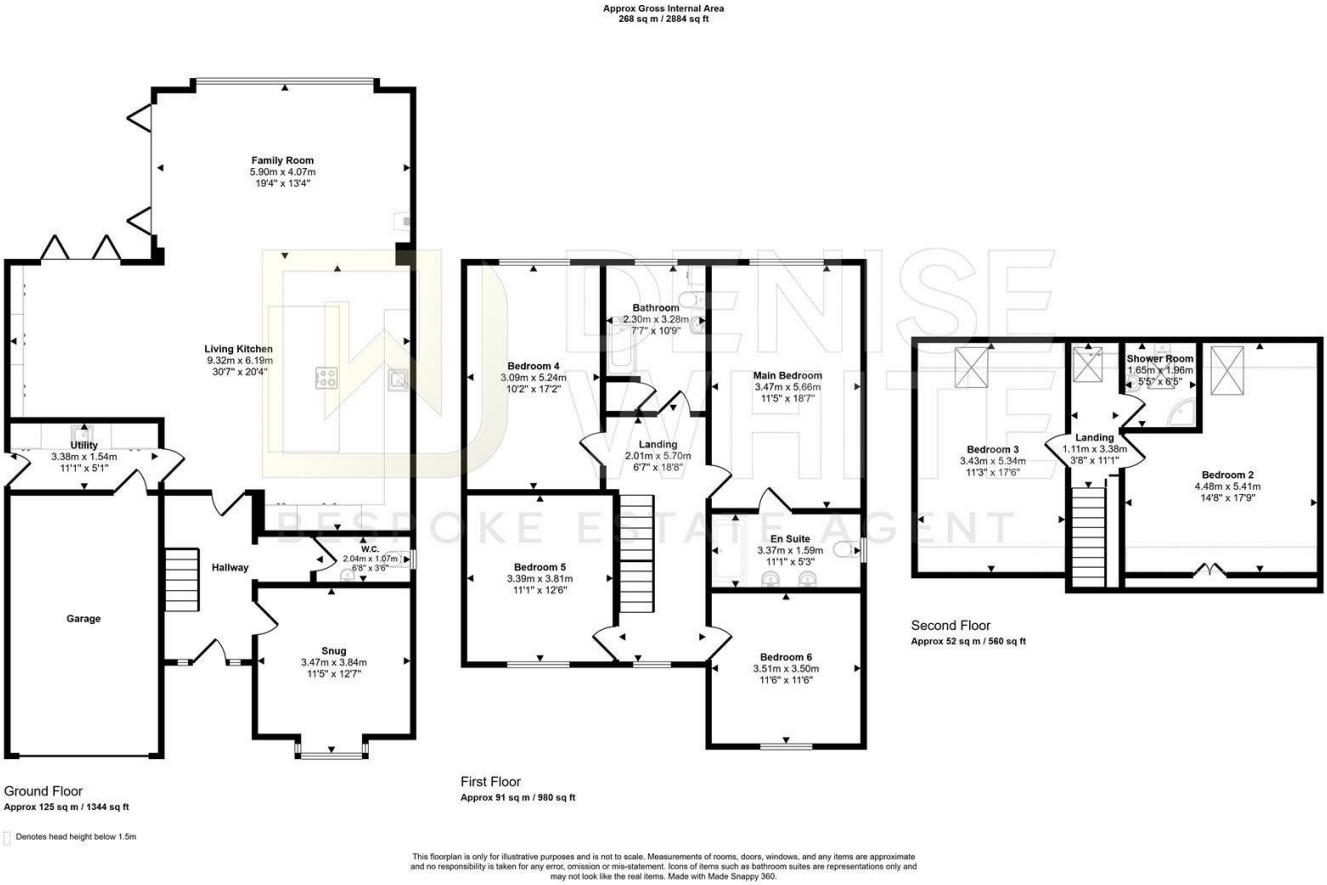
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

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.

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.

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.

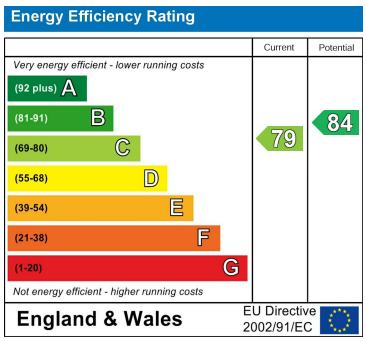
Floor Plan

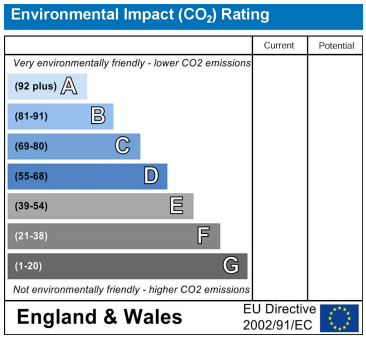


Area Map



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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