



The Old School House School Green, Ipstones, Stoke-On-Trent, Offers In The Region Of £325,000

- Selling with NO CHAIN!
- Two double bedrooms & dressing room
- Gas fired central heating
- Detached stone cottage
- First floor bathroom & ground floor wet room
- Two log burners
- Situated in a sought after location
- Private driveway to the rear
- GRADE II LISTED

The Old School House School Green, Stoke-On-Trent ST10 2LX

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this Grade II detached stone cottage on School Green. With no upper chain involved, this property presents an excellent opportunity for those looking to settle in a sought-after location.

The cottage boasts three inviting reception rooms, providing ample space for relaxation and entertaining. The two generously sized double bedrooms ensure comfort and privacy, making it an ideal home for couples or small families. The property features two well-appointed bathrooms and a dressing room, adding convenience to daily living.

A private driveway at the rear of the house enhances accessibility and provides off-road parking, a valuable asset in this picturesque setting. The warmth of the home is complemented by gas-fired central heating and the charm of two log burners, creating a cosy atmosphere during the colder months.



Council Tax Band: E



Ground Floor

Reception One

16'4" x 13'6"

Wood glazed door to the frontage, wood double glazed window to the frontage, Montrose log burner, exposed brick chimney breast, stairs to the first floor, radiator, ceiling beams.

Breakfast Kitchen

17'4" x 9'0"

Wood glazed stable door to the side aspect, units to the base and eye level, Stoves eight ring range cooker, extractor hood, ceramic sink and a half with drainer, chrome mixer tap, space for an under counter fridge, space for an under counter freezer, tiled floor, exposed stone wall, radiator, inset ceiling spotlights, loft hatch, cupboard housing the gas fired Worcester boiler.

Reception Two

14'3" x 9'10"

Wood double glazed window to the frontage, log burner, tiled hearth, exposed brick surround, radiator, ceiling beams.

Reception Three

12'7" x 8'1"

Wood double glazed window to the frontage, exposed stone wall, radiator.

Rear Hallway

6'0" x 3'3"

Wood double glazed door to the rear, exposed stone wall, tiled floor.

Wet Room

6'3" x 4'9"

Wood double glazed window to the side aspect, Velux skylight, electric Mira shower, foldable seat, wall mounted wash hand basin, chrome taps, low level WC, fully tiled, ceiling spotlights, extractor fan.

Utility

8'1" x 2'11"

Wood door to the rear, space and plumbing for a washing machine.

Workshop

16'6" x 6'9"

Wood door to the rear, wood double glazed window to the frontage, loft hatch.

First Floor

Landing

8'0" x 2'10"

Radiator, exposed beams.

Bathroom

8'10" x 8'2"

Wood double glazed window to the rear, inset bath, chrome taps, shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, radiator, tiled floor.

Bedroom One

13'8" x 10'1"

Wood double glazed window to the frontage, wood double glazed window to the side aspect, exposed beams, radiator, brick fire surround.

Bedroom Two

13'8" x 8'0"

Wood double glazed window to the frontage, wood double glazed window to the rear, radiator, exposed beams, loft hatch.

Dressing Room

10'2" x 8'2"

Wood double glazed window to the frontage, fitted wardrobes, radiator, exposed beams.

Loft

Above the workshop and reception three. Boarded, pull-down-ladder, light.

Externally

To the frontage, area laid to lawn, wall boundary.

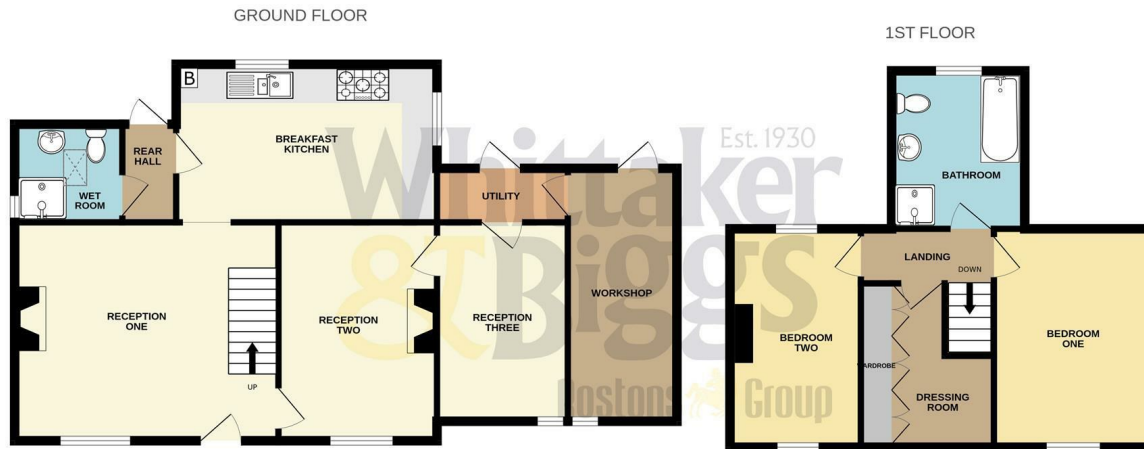
To the rear, tiered garden, area laid to lawn, pond, wall boundary, stone outbuilding, mature trees and shrubs, tarmacadam driveway suitable for three vehicles.

AML REGULATIONS

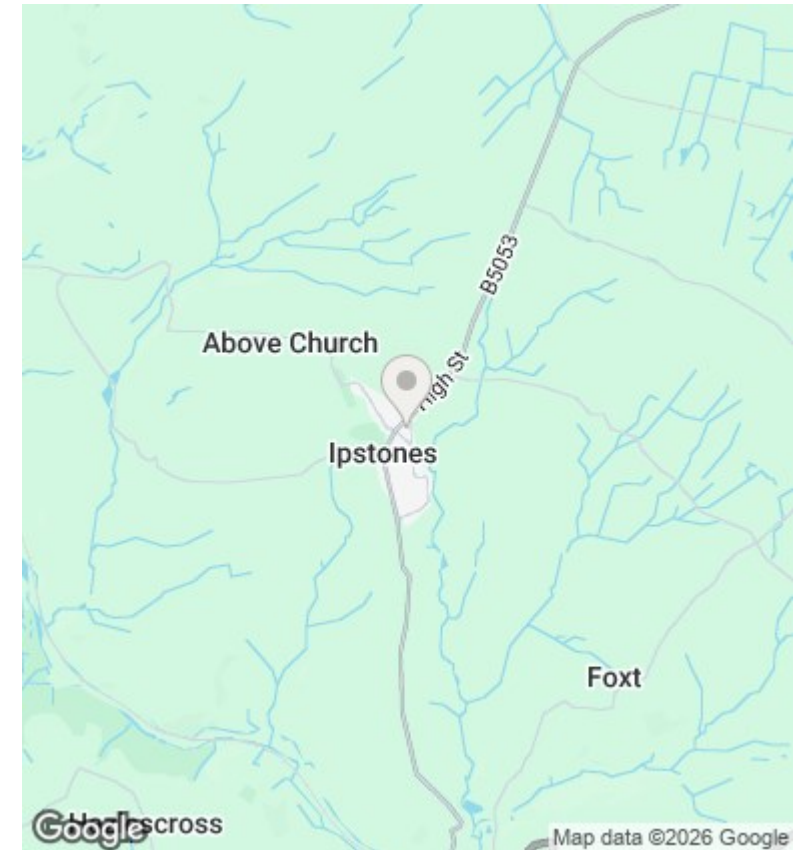
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	