



1 Church Lane  
Ipstones



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## 1 Church Lane

Ipstones  
Staffordshire  
ST10 2LD

- \* This delightfully situated stone built double fronted cottage is located right in the heart of the very popular Staffordshire Moorlands village of Ipstones.
- \* The village of Ipstones offers a good range of local facilities including Post Office and convenience shop, Farm Shop, community cafe, primary school, pre-school nursery and 3 public houses.
- \* The market town of Leek lies about 7 miles to the west and with Ashbourne about 12 miles to the east they offer between them an excellent range of shopping and recreational facilities.
- \* The property is well placed for commuting, being accessible for the A50 and M6 Motorway. Whilst Manchester is about a one hour drive away and Main line Railway Connections are available at Stoke-on-Trent and Macclesfield.
- \* Benefiting from double glazing and gas fired central heating.
- \* The accommodation briefly comprises: Entrance Lobby, Living Room, Lounge, Kitchen, Rear Hall and spacious Bathroom to the ground floor. Landing Area, Two good sized double Bedrooms and walk-in storage room to the first floor.
- \* An attractive and well stocked rear garden area with display borders and sitting area. Access to Church Lane.
- \* The property may be of interest to those looking for a second home or as an Airbnb option.

Offers In The Region Of £265,000



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E



Leek - 01538 383344



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# General Information

## Entrance Hall

Access to:

**Living Room 18'4 max x 10'2 (5.59m max x 3.10m)**

Bay window. Radiator. Coal effect gas fire.

**Lounge 18'3 max x 9'5 (5.56m max x 2.87m)**

Bay window with window seat. Radiator. Gas fire. Display cabinet x 2.

**Kitchen 10'3 x 7'6 (3.12m x 2.29m)**

Wall and base units. Ceramic sink unit with drainer, rinsing bowl and mixer tap. Radiator. Stairs off. Plumbing point. Cooker point. Tiled floor. Integrated fridge / freezer.

## Rear Hall

Radiator. Rear door. Tiled floor.

**Bathroom 6'10 x 11'3 (2.08m x 3.43m)**

Bath with feeder shower. W.c. Wash basin. Shower cubicle. Radiator. Tiled floor.

## Landing Area

Access to Storage Room (11'1 x 3'7) - with window to side and housing central heating boiler.

**Bedroom 15'2 x 10'6 (4.62m x 3.20m)**

Radiator. Loft access.

**Bedroom 15'4 x 9'10 (4.67m x 3.00m)**

Radiator. Storage cupboard. Access to:

## W.c

W.c. Wash basin.

## Outside

An attractive and well stocked rear garden area with display borders and sitting area. Access to Church Lane.

## Viewing

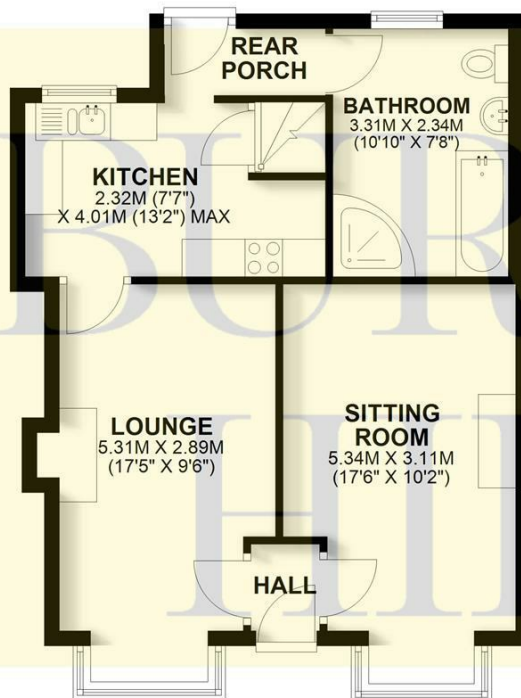
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.





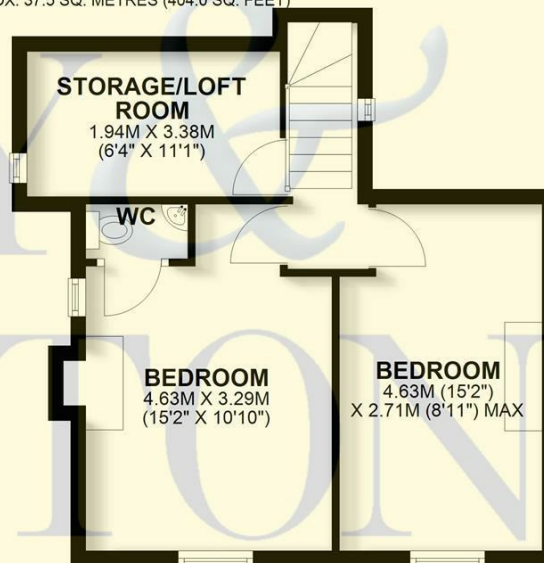
## GROUND FLOOR

APPROX. 49.5 SQ. METRES (533.0 SQ. FEET)



## FIRST FLOOR

APPROX. 37.5 SQ. METRES (404.0 SQ. FEET)



TOTAL AREA: APPROX. 87.0 SQ. METRES (936.9 SQ. FEET)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

## Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

## Agents Notes

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 relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

**BURY & HILTON**  
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