





**** CHARACTER COTTAGE
IN A HIGHLY REGARDED
VILLAGE WITH
COUNTRYSIDE VIEWS TO
THE FRONT AND REAR ****

This is a great opportunity
to purchase a beautiful
property in the village of
Ipstones, in brief the
property offers a lounge,
fitted kitchen, rear hall,
bathroom and two double
bedrooms. Outside there is
off road parking and a rear
garden with outbuilding. A
VIEWING IS HIGHLY
RECOMMENDED.



 **ABODE**
SALES & LETTINGS

THE VILLAGE OF IPSTONES

Highly regarded village offering a local shop with a Post Office service, 3 local public houses, a butcher, primary school and village hall offering a range of a community activities. Ipstones is approximately 3 miles from the Peak District, 5 miles from Cheadle town centre and the 7 miles from the historic town of Leek. Located on a bus route and amazing footpaths and walks.

LOUNGE

13'5 x 11'5

Entrance door into the lounge with a feature fireplace, Upvc double glazed window and a radiator.

KITCHEN

10'6 x 10'5

Fitted units with work surfaces and a sink and drainer unit. Cooker and appliance spaces and plumbing for a washing machine. Stairs to the first floor, radiator and upvc double glazed window to the rear. Arch leading to a rear hallway.

REAR HALL

alcove ideal for coat and shoe storage, radiator, door to bathroom and back door leading to rear garden.

BATHROOM

8'2 x 5'10

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Doors to -



BEDROOM 1

15'10 x 11'1

Upvc double glazed window and radiator.

BEDROOM 2

10'9 x 10'5

Storage cupboard, Upvc double glazed window and radiator.

OUTSIDE

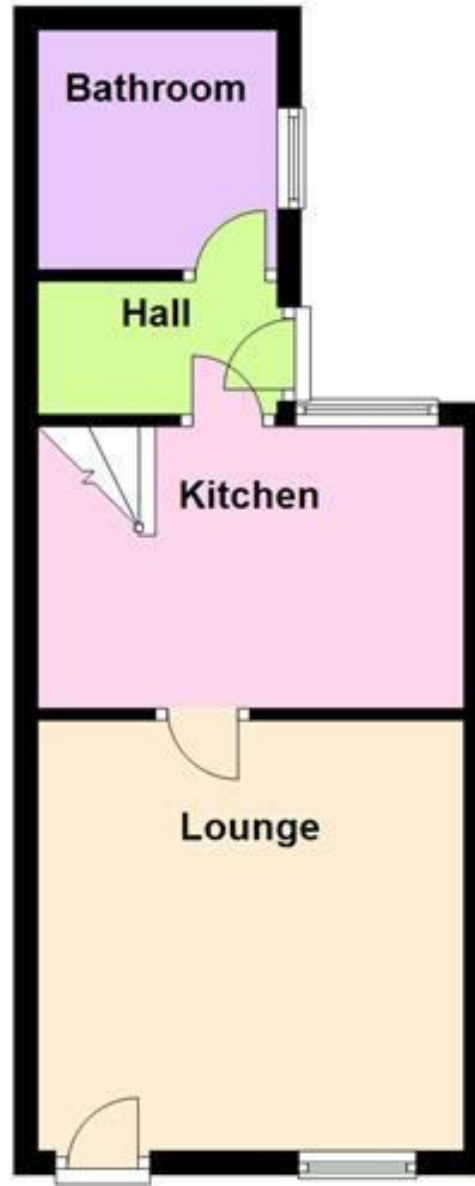
There is off road parking to the front and the rear offers a patio, brick outbuilding with a new roof, power and lights. Side gated access to the front and rear country walk.







Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of
Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor

