





Abode are thrilled to present this beautifully renovated Grade II listed cottage, offering breathtaking countryside views to the rear and exciting potential for further development. The property includes an attached stable, which could be converted into additional living space, subject to the necessary permissions.

The current owners have made significant improvements to the property, carefully preserving its charming, characterful features. Located in the sought-after village of Ipstones, this home benefits from a strong community atmosphere, with scenic countryside walks, local shops, schools, and several pubs nearby. It's also just a short drive from the towns of Cheadle and Leek.

In brief, the property comprises a welcoming living room leading to the kitchen, a rear hallway/ utility area, and WC on the ground floor. Upstairs, there are two well-proportioned bedrooms. The attached stable presents a fantastic opportunity for further expansion, with the potential to create both additional ground-floor living space and a first-floor bedroom (subject to relevant permissions).

This charming cottage is an ideal option for first-time buyers, those looking to downsize, or anyone seeking a potential holiday let. Early viewing is **HIGHLY** recommended!



Living Room

Wooden glazed bay window to the front elevation, door leading in from the front, stairs leading to the first floor with understairs storage area. Central heating radiator, feature fireplace with tiled hearth and multi fuel burner, beams, open to:-

Kitchen

Modern base and eye level units with complimentary worktops, stainless steel sink with draining board, integral cooker induction hob with extractor hood above. Space and plumbing for a washing machine, fridge freezer and dishwasher, tiled flooring, wooden glazed window to the rear elevation, space for a dining table and chairs, tiled flooring, spot lighting, towel radiator, beams.

Rear Hallway/ Utility Area

Tiled flooring, wooden glazed window to the rear elevation, beams, central heating radiator, door leading into the garden.

Bathroom

Modern suite comprising:- WC, wash hand basin and double shower cubicle. Tiled flooring and walls, towel radiator, wooden glazed window to the side elevation.

Landing

Feature beams, smoke detector, access to both bedrooms.

Bedroom

Wooden glazed window to the front elevation, central heating radiator, two door built in wardrobes, beams.

Bedroom

Wooden glazed window to the rear elevation overlooking the fields, central heating radiator.



Stable

Power and lighting, wooden glazed window to the side elevation, two levels.

Outhouse

Power and lighting.

Outside

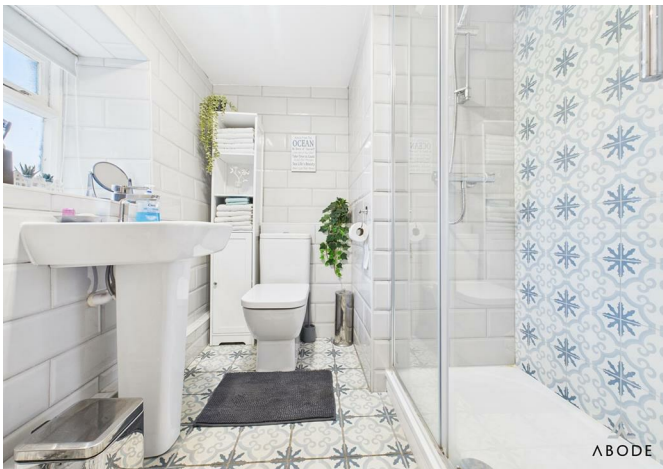
With gated access to the property and small front garden area. The main garden overlooks the fields surrounding and is enclosed with gated access leading out through the neighbouring garden to the front. The garden features a







patio area perfect for entertaining, with mature borders and access to the stable and outhouse.











Floor 0

Approximate total area⁽¹⁾

73.06 m²

786.42 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

49.75 m²

535.51 ft²

(1) Excluding balconies and terraces

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Floor 0

