





Abode are delighted to present this deceptively spacious detached cottage, beautifully combining period character with modern comforts, and benefiting from enclosed gardens to both the front and rear. The property is well presented throughout and offers an inviting and versatile living space.

The home retains plenty of charm while enjoying modern touches, including uPVC double glazing and gas central heating. Ideally positioned in the highly sought-after village of Ipstones, the property offers the perfect balance of countryside living with the convenience of local amenities close at hand.

Ipstones is a thriving village community, boasting a corner shop with post office, traditional butchers, popular village pubs, a nursery and primary school, along with a wealth of scenic countryside walks. The property is also within easy reach of the nearby market towns of Leek, Ashbourne, and Cheadle, as well as the Peak District National Park, making it an excellent location for those who enjoy rural living with good accessibility.

In brief, the accommodation comprises an entrance hallway, living room, dining room, kitchen, rear hallway, and bathroom to the ground floor. To the first floor are two bedrooms, a useful loft storage room, and a WC.

This charming home would be ideal for first-time buyers or those seeking a countryside retreat, and an early viewing is highly recommended to fully appreciate all that this delightful property has to offer.



### Entrance Hallway

Composite door leading in from the front.

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, feature gas fireplace with tiled hearth, inset display unit.

### Dining Room

UPVC double glazed bay window with seating, central heating radiator, corner eye level display unit, feature fireplace with tiled hearth and surround.

### Kitchen

Base and eye level units with complimentary worktops, ceramic one and a half bowl sink with draining board, integrated fridge freezer, space and plumbing for a washing machine and cooker. Central heating radiator, tiled flooring, UPVC double glazed window to the rear elevation, tiled splash back.

### Hallway

UPVC door leading out into the garden, tiled flooring.

### Bathroom

WC, wash hand basin, bath with hand held shower and freestanding corner shower cubicle. Central heating radiator, tiled flooring and partially tiled walls, UPVC double glazed window to the rear elevation.

### Landing

UPVC double glazed window to the side elevation.



### Bedroom

UPVC double glazed windows to the front and side elevations, central heating radiator.

### WC

WC and wash hand basin with tiled splash back.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, loft access.







### Loft Room

UPVC double glazed window to the side elevation, housing the combi boiler.

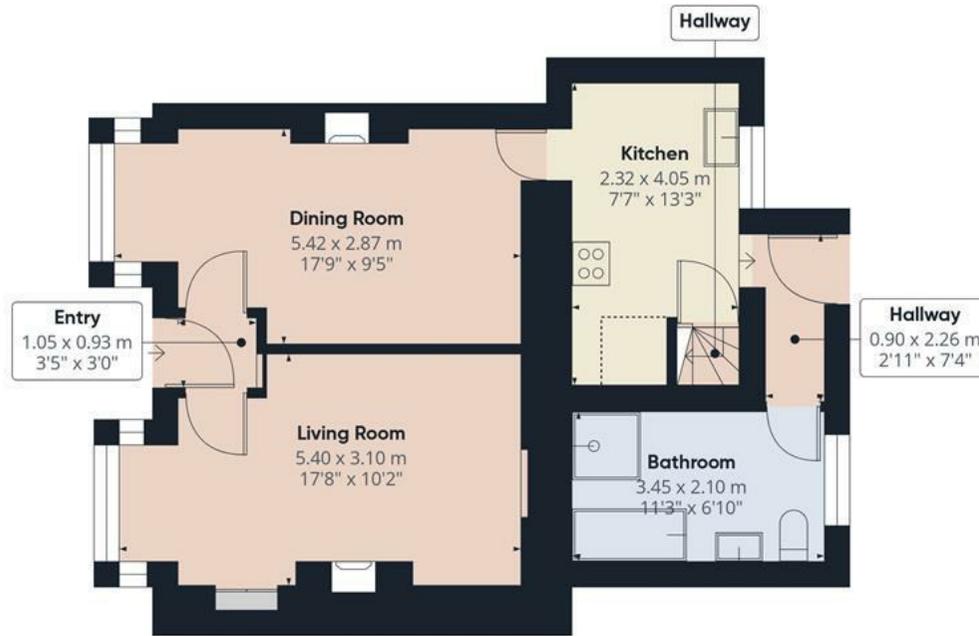
### Outside

Gated access to the front of the property, with mature shrubs and borders. To the rear the garden is low maintenance and enclosed, with mature borders and trees. Gated access leading out.









Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

85.1 m<sup>2</sup>

916 ft<sup>2</sup>

**Reduced headroom**

5.8 m<sup>2</sup>

62 ft<sup>2</sup>

(1) Excluding balconies and terraces

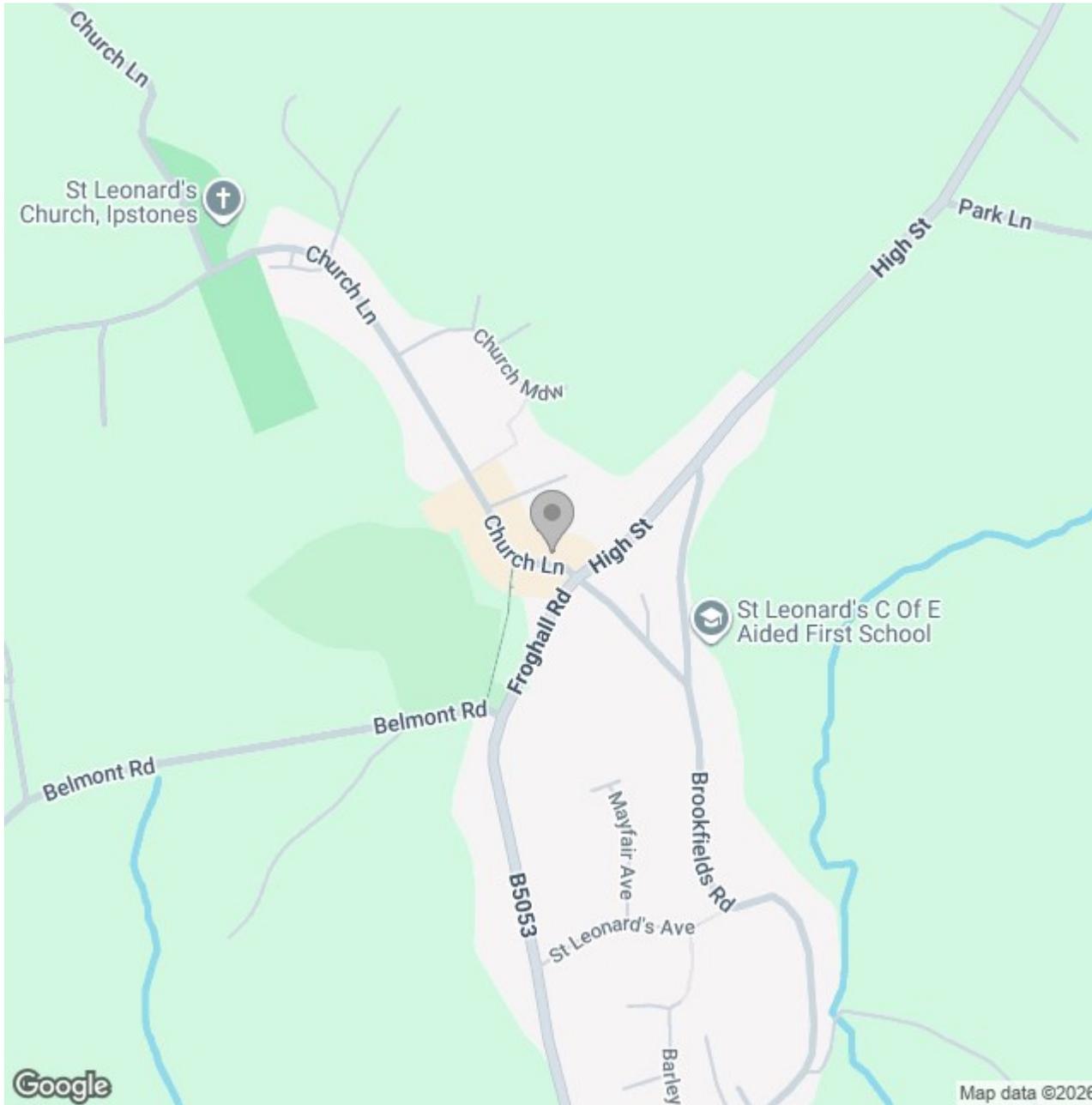
Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	