



The Old Post Office, Brookfields Road, Ipstones, ST10 2LY
OIRO £315,000

Est. 1930
Whittaker
& Biggs

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This beautifully presented and deceptively spacious three bedroom detached cottage, located within the centre of the village, was formally the village post office and dates back to 1795 (circa). Having character and charm in abundance, to mention are the beamed ceilings, Victorian cast-iron range and exposed stone.

The current vendors have restored the property in keeping with its heritage, and also to incorporate fixtures and fittings such as oak doors, flooring, skirting and architraves. The property is well insulated. The property is nestled on a sizeable plot, having a gated driveway for vehicles, enclosed lawn to the side, patio area and excellent views from the frontage.

The property has two reception rooms, an impressive 17ft bathroom with both a bath and shower cubicle, spacious reception hall and three well proportioned bedrooms. You're welcomed into the property via the entrance porch, then through to the reception hall, laid with oak flooring and providing access to the first floor.

The living room is located to the front of the property, has a beamed ceiling, oak floor, built in cupboard and open fireplace. The dining room is located within the middle of the property, which overlooks the garden to the side elevation and has a delightful Victorian cast-iron range within a brick surround, exposed stone wall, beamed ceiling and door to the patio area.

Located to the rear is the fitted kitchen, having a good range of units to the base and eye level, sink unit, cooker point, plumbing and space for a washing machine, window shutters and access to a pantry/store having fitted units and sink. To the first floor are three bedrooms and the family bathroom, all accessed via the landing.

Bedroom one has his and hers fitted wardrobes. The bathroom is a delightful space, having a fitted curved bath tub, walk in shower enclosure with chrome fitment, sink, WC and two built in cupboards, one housing the gas fired boiler.

Externally to the side of the property is a patio, timber shed, gravel driveway and lawn area, with well stocked borders. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the quality, character, location and views.



Entrance Porch

Composite style double glazed door to the front elevation, tiled floor.

Reception Hall 12' 11" x 8' 11" (3.93m x 2.72m)

Oak floor, oak skirtings and architraves, staircase to the first floor, UPVC sash double glazed windows to the front elevation, two UPVC double glazed windows to the side elevation, wood beams.

Living Room 12' 10" x 12' 9" (3.91m x 3.89m)

Sash bay UPVC double glazed window to the front elevation, oak floor, wood beams, radiator, open fire set on cast iron surround, decorative tiles, built in storage cupboards.

Dining Room 11' 1" x 14' 3" (3.37m x 4.34m)

Oak beams, tiled floor, radiator, period cast iron range with exposed stone and tiled hearth, UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, two radiators.

NOTE: (The original cast iron range is no longer in working order and is retained as a period feature in the cottage. The vendor cannot comment if it is currently safe to use.)

Kitchen 7' 1" x 11' 11" (2.16m x 3.64m)

Range of fitted units to the base and eye level, electric cooker point, plumbing for washing machine, stainless steel sink with drainer and mixer tap, tiled splashbacks, radiator, inset down lights, UPVC double glazed window to the front and side elevation, window shutters.

Pantry/Storage Room 5' 5" x 5' 6" (1.66m x 1.67m)

Belfast sink, work surface, built in cupboards, radiator.

Landing

UPVC double glazed window to the side elevation, radiator.

Bedroom One 12' 11" x 12' 9" (3.94m x 3.88m)

Oak floor, oak skirting boards, oak doors, radiator, wood beams, loft access, UPVC double glazed sash window, two built in his and her wardrobes.

Bedroom Two 11' 0" x 10' 9" (3.35m x 3.28m)

UPVC double glazed window to the side elevation, radiator.

Bedroom Three 9' 6" x 9' 1" (2.89m x 2.77m)

UPVC sash window to the front elevation, radiator, oak door, wood beams, loft access.

Bathroom 8' 3" x 17' 11" (2.51m x 5.45m)

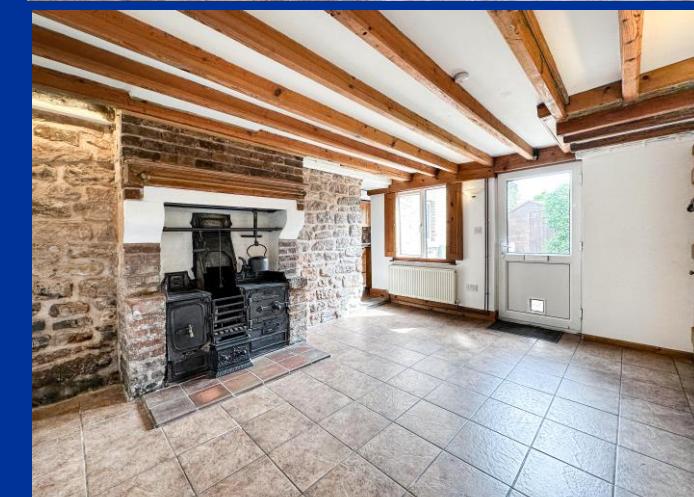
UPVC double glazed windows to the front and rear elevation, radiator, built in bath tub, pedestal wash hand basin, lower level WC, walk in shower enclosure with chrome fitment, extractor, inset down lights, loft access, radiator, partly tiled, gas fired boiler in cupboard, storage cupboard, loft access.

Externally

To the front is a gated access to a gravel driveway, area laid to lawn to side elevation, well stocked borders, walled boundary, patio to side elevation, outside water tap, courtesy lighting, timber shed.

Situation

The popular rural village of Ipstones is located some 7 miles South East of Leek and some 13 miles West of Ashbourne. Ipstones is a thriving idyllic village with an active community and local amenities include the village shop and post office, butchers, and three public houses. There is also a primary school located in the village. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

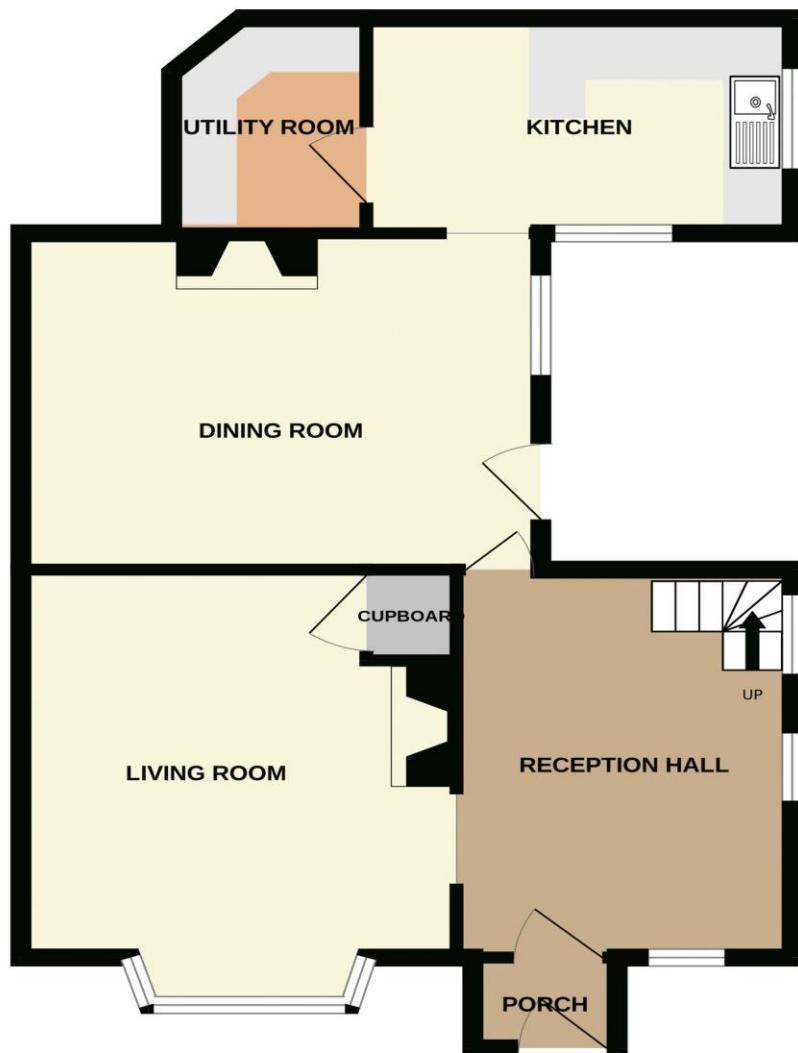








GROUND FLOOR



FIRST FLOOR



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

From Leek town centre proceed out of the town on the A523 Ashbourne Road proceeding through the village of Bradnop and upon reaching Bottomhouse turn right into the B5053 Bottom lane signposted Ipstones. Follow this road into the centre of the village and opposite Londis corner shop turn left into Brookfields Road. The Old Post Office is situated almost immediately on the left hand side.

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