



Old Blakelow Farm,
Bottom Lane, Ipstones, Leek, Staffordshire, ST10 2LW

OLD BLAKELOW FARM

BOTTOM LANE, IPSTONES, LEEK, STAFFORDSHIRE, ST10 2LW

Ipstones 1.7 miles, Leek 5 miles, Ashbourne 12 miles, Hanley 13.5 miles, Macclesfield 18 miles

A residential smallholding comprising of a four bedroom stone barn conversion, modern barn, stables and grassland paddocks

Mature private gardens and entertaining areas

5kw Wind turbine with income generation via feed in tariff

Detached modern barn with workshop and livestock/storage areas

Stables and tack room

Wildlife pond

Grassland Paddocks ideally suited to the grazing of horses & livestock

Approximately 7.41 acres (3.00 ha) in total

For sale as a whole by private treaty

Offers in the Region Of: £865,000



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Offices also at:

Congleton

Tel : 01260 273241

Biddulph

Tel : 01782 522117

Macclesfield

Tel : 01625 430044

SITUATION

Old Blakelow Farm is situated 1.7 miles to the north west of the picturesque village of Ipstones, in the heart of the beautiful Staffordshire Moorlands and on the southern edge of the Peak District National Park. The charming sought after village of Ipstones offers a strong sense of community and easy access to local amenities including a shop, butchers and several pubs, making it a highly desirable location for those seeking a peaceful yet convenient way of life. The nearby market towns of Leek and Ashbourne offer a wider range of shops, supermarkets, and leisure facilities, while the city of Stoke-on-Trent is within easy reach, providing access to a range of cultural and entertainment options. Surrounded by stunning countryside, Ipstones is an ideal location for walking and cycling enthusiasts, with a wealth of routes to explore, including the popular Manifold Way and a network of footpaths directly from the property. The boundary of the Peak District National Park is only 1.2 miles to the north and the area is also home to several historic landmarks and attractions, such as the impressive Ilam Park and Dovedale, the charming Churnet Valley Railway, and for thrill seekers Alton Towers theme park is only 7.6 miles by car.

DESCRIPTION

The exceptional four bedroom barn conversion has ample living and bedroom accommodation, providing the perfect family home. Set within approximately 7.41 acres of land, this stunning property offers an outstanding opportunity to acquire a spacious home in a delightful rural location.

The property has been lovingly renovated and restored to a high standard by the current owners, with quality fixtures and fittings throughout, showcasing the perfect blend of character and charm with modern luxury and has further potential to be extended into an adjoining barn.

The property features two reception rooms, offering plenty of space for relaxing and entertaining. The 20.5ft breakfast kitchen is a particular highlight, boasting a range of high-end appliances and ample space for family dining.

The property also features stunning oak doors, oak flooring, and a beautiful oak staircase, adding to the overall charm of the property. The ground floor also benefits from a useful utility with a ground floor shower room.

The formal landscaped and kitchen gardens offer a tranquil retreat, while a detached outbuilding provides additional space and storage. There is equestrian use with a small flock of sheep and a horse owned by the family.

The stables and tack room provide the perfect home for any equestrian enthusiast, while the land extending to approximately 7.41 acres offers good grazing and mowing land. This property truly provides the perfect opportunity to enjoy a rural lifestyle without compromising on modern luxury.

Viewing of this exceptional property is highly recommended in order to fully appreciate all that it has to offer.



OLD BLAKELOW FARM

Old Blakelow Farm is approached via a stone driveway off Bottom Lane leading to a hardcore parking area.

The house is a fine example of a stone barn conversion which has been thoughtfully designed by the current owners to create spacious and well proportioned accommodation throughout, to provide for the requirements of modern living with character.

Accommodation within comprises of entrance hall with staircase to the first floor, open plan living room / dining room, sun, breakfast kitchen, utility room and shower room.

Arranged over the first floor are four bedrooms, a stunning bathroom and provisions for a shower room that is part way through renovation.



Ground Floor

Entrance Hall

Wood door to the front elevation, oak staircase to the first floor.

Breakfast Kitchen 20' 5" x 12' 6" (6.22m x 3.80m)

Two UPVC double glazed windows to the front elevation, stable style door and wood window to the rear elevation, radiator, units to the base and eye level, electric Everhot cooker, extractor fan, Belfast sink unit with chrome mixer tap over, integral dishwasher, integral microwave, integral fridge, integral freezer.

Utility Room 8' 9" x 8' 2" (2.66m x 2.48m)

Door to the side elevation, UPVC double glazed window to the front elevation, units to the base and eye level, stainless steel sink unit with drainer, plumbing for washing machine, space for dryer.

Shower Room 8' 5" x 4' 0" (2.57m x 1.21m)

Shower cubicle, lower level WC, pedestal wash hand basin, chrome ladder radiator.



Living/Dining Room 26' 10" x 12' 6" (8.18m x 3.80m)

UPVC double glazed window to the front elevation, wood window to the side elevation, patio doors to the side elevation, wood burning stove set on brick surround, stone hearth, wood mantle, exposed timber beams, storage cupboard.

Sitting Room 12' 11" x 12' 10" (3.93m x 3.90m)

Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the rear elevation, radiator, log burning stove set on stone hearth, brick surround, exposed timber beams.

First Floor

Landing

UPVC double glazed window to the rear elevation, skylight to the rear elevation, exposed timber beams.

Bedroom One 13' 3" x 13' 3" (4.05m x 4.05m)

UPVC double glazed window to the front elevation, window to the side elevation, velux skylight, radiator, exposed timber beams, loft access.

Bedroom Two 13' 10" x 12' 11" (4.22m x 3.94m)

UPVC double glazed window to the front and side elevation, radiator, loft access.

Bedroom Three 11' 2" x 9' 9" (3.41m x 2.97m)

UPVC double glazed window to the front elevation, radiator, exposed timber beams, loft access.

Bedroom Four 11' 2" x 9' 9" (3.41m x 2.97m)

UPVC double glazed window and skylight to the front elevation, radiator.

Shower Room 9' 1" x 6' 11" (2.78m x 2.11m)

UPVC double glazed window to the front elevation, loft access and plumbing in situ to allow for a lower level WC, pedestal wash hand basin and a shower cubicle and currently part way through renovation.

Bathroom 12' 8" x 12' 8" (3.87m x 3.86m)

Wood window to both side elevations, traditional style radiator, freestanding bath, double walk in shower, high level WC, Bespoke heritage sink, storage cupboard, extractor fan.



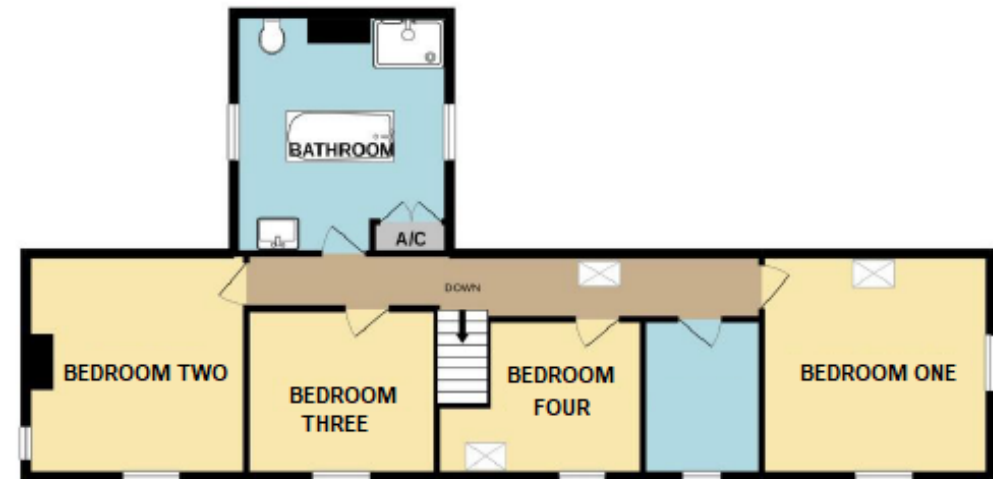




GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 sq.m.) approx.

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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EXTERNALLY

GARDENS

The immaculately maintained grounds provide a perfect blend of beauty and functionality, ideal for those who love to entertain or simply relax in a picturesque outdoor setting. Step outside into the gardens and discover an expansive entertaining space, perfect for hosting gatherings or enjoying a quiet afternoon in the sun.

The Indian stone patio adds to the natural charm of the landscape and offers a durable and beautiful space for outdoor dining or relaxation. The area laid to lawn provides ample room for children to play and offers a beautiful backdrop for any outdoor activity.

The gardens feature a diverse selection of flowers and plants that enhance the natural beauty of the landscape, together with a stone walled kitchen garden with raised beds, a greenhouse and mature fruit trees. The variety of colors and textures create a serene and peaceful atmosphere, perfect for unwinding after a long day.

The summer house with power and light is a delightful addition to the property, offering a quiet retreat for reading, meditation, or simply enjoying some privacy.

The garden bar is another standout feature that adds a unique touch to this exceptional property, providing the perfect spot for entertaining guests or enjoying a nightcap under the stars. Stone-walled boundaries provide privacy and seclusion while enhancing the natural beauty of the landscape.

The gardens are thoughtfully designed and impeccably maintained, providing an oasis of calm and tranquility.

In summary, this modern stone barn conversion with its beautifully maintained grounds, summer house, variety of flowers, Indian stone patio, area laid to lawn, stone walled boundaries and garden bar offers the perfect combination of indoor and outdoor living.

Ideal for those seeking a beautiful and functional outdoor space.





STONE BARN 14' 2" x 11' 9" (4.32m x 3.58m)

Adjoining the western elevation of the house and offering the potential to create further living accommodation to open up into the main house (Subject to obtaining the relevant Planning Permission). We understand that a Structural Report has been commissioned to confirm the feasibility of this proposal and further details can be provided upon request.

BARN

Front Section 60' 0" x 40' 0" (18.29m x 12.19m)

Rear Section 80' 0" x 25' 0" (24.38m x 7.62m)

To the east of the house, there is an impressive detached building that was built circa 2006 currently comprising of a workshop area, office 15' x 10' and other areas used for storage and livestock housing with a roller shutter door to the front and open fronted sections to the side. Housing oil fired central heating boiler and the transformers for the wind turbine, power and light connected.

STABLES 25' 0" X 12' 0" (7.62 m x 4.26 m)

Block of two stables with adjoining tack room with water tap and power and light connected.

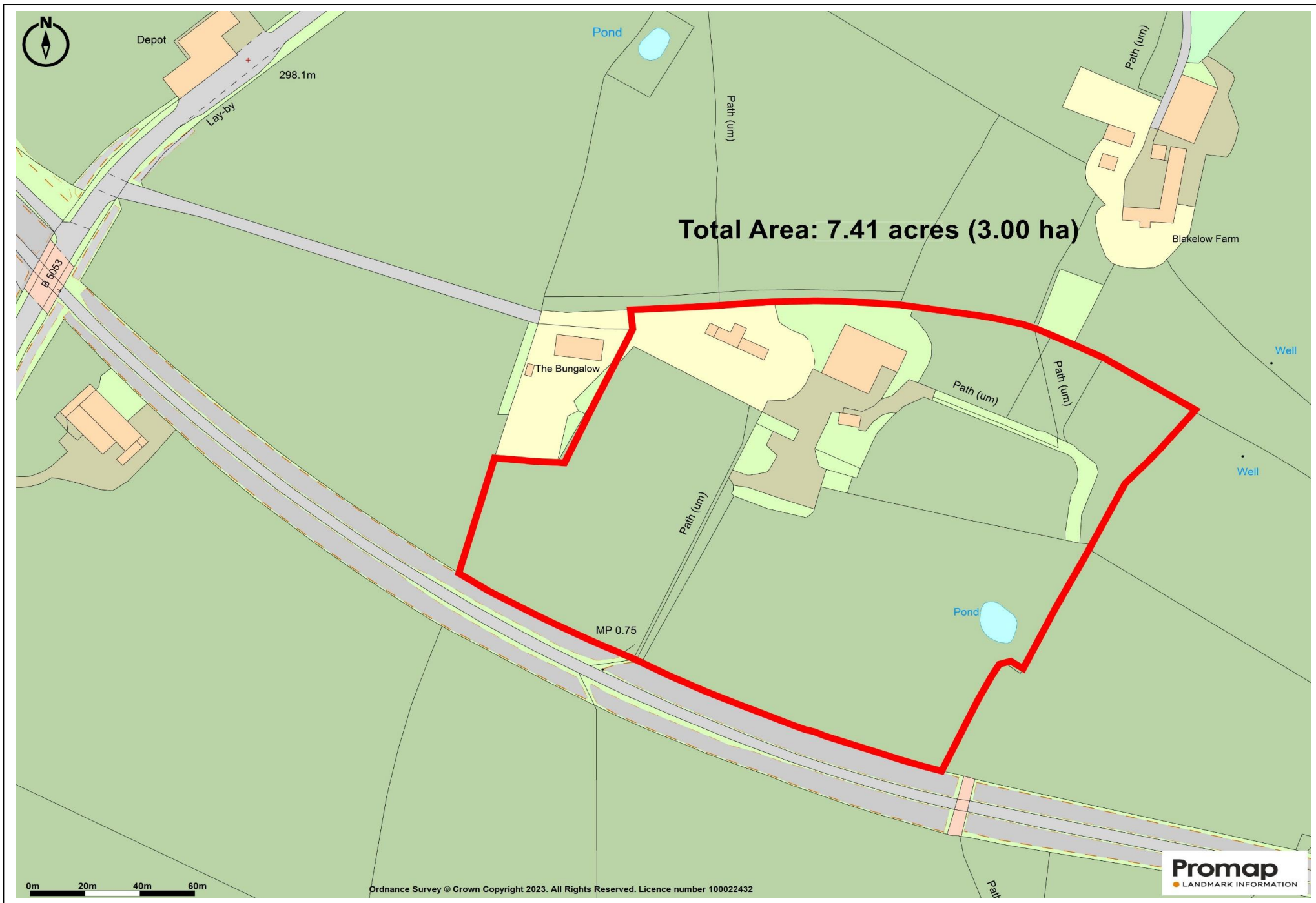
YARD AREA

To the south of the Barn is a hardcore area used for storage, parking and turning.

THE LAND

The land is divided into 6 grass paddocks to the south and east of the property and which extend in total to approximately 5.85 acres. All have well maintained combinations of fencing and walled boundaries and all have good access from the farm steading. Highly suited to the grazing of horses and livestock and the majority capable of being mown for hay/silage. On the eastern boundary there is an attractive wildlife pond worthy of inspection and also this paddock is the site of the 5kw 15 metre wind turbine (planning consent for which was granted in 2012). The turbine generates electricity for use by the property and any excess is exported to the grid with a Feed in Tariff received (further details are available upon request).





GENERAL INFORMATION

PUBLIC RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

EPC RATING

E (54)

COUNCIL TAX

C

METHOD OF SALE

Old Blakelow Farm is offered for sale by private treaty.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sale particulars are included in the sale.

BOUNDARIES

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

ACCESS

The property has a shared driveway over the hardcore track from Bottom Lane.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any election to VAT has been made at this time.

VIEWING

Appointments to view will be through the Selling Agents only.

SERVICES

Mains water & electricity supplies connected.

Oil fired central heating.

Drainage is via a septic tank.

Wind turbine with heating tariff.

DIRECTIONS

From our Derby Street Leek office take the A523 Ashbourne Road out of the town, follow this road passing through the village of Bradnop and upon reaching Bottom House cross roads take the right hand turn into the B5053 signposted Ipstones, continue along this road for approximately 0.75 of a mile and just before the bridge that crosses the disused railway turn left into the driveway as identifiable by a Whittaker & Biggs for sale board and continue along the track to extremity whereupon you will have arrived at the property.

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IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses.



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