



Chapel House, Belmont Road, Ipstones, ST10 2JR.  
Offers in the Region Of £450,000

Est. 1930  
**Whittaker  
& Biggs**

# Belmont Road, Ipstones, ST10 2JR

This detached stone chapel has been renovated into a residential two bedroom, four reception room dwelling, whilst retaining its character and charm. To mention are the retained features which include the stain glass mullion window, exposed stone/wood, chapel doors, inglenook fireplace and vaulted A-frame ceiling.

The property is nestled in an elevated position within an impressive 0.94 acre plot, having excellent views of the countryside with an enclosed paddock. A versatile layout with a bedroom to the ground and first floor, both being serviced via bathroom/shower room facilities. The chapel room is a substantial 21ft and the garden room is 22ft, which is currently utilised as a dining room. A gated driveway provides parking for a number of vehicles with garage, timber store and outhouse.

You're welcomed into the property via reception room one, which is currently utilised as a living room, having the multi-fuel stove within the inglenook fireplace and access to the garden room. The dining room is located off, having feature stain glass window, church doors to the patio, tiled floor and access to a bedroom and shower room.

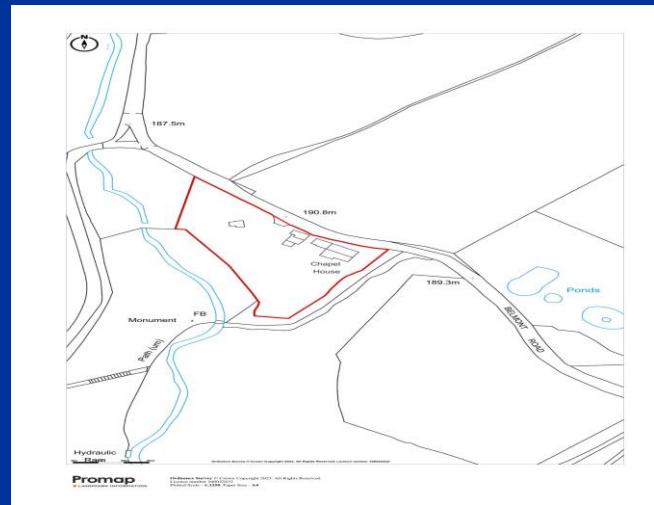
The kitchen has a good range of fitted units, breakfast bar, space for a dishwasher, electric hob, oven and space for a free standing fridge/freezer. The chapel room is a versatile space, has an open fire, stairs to the mezzanine level and the vaulted A-frame ceiling, the stain glass window is spectacular and a real focal point to the property. The garden room has a full length window providing excellent views of the garden.

To the first floor a good range of fitted storage and wardrobe space to the hallway, shower room with his and hers wash hand basins, p-shaped panel bath with shower over. A further bedroom has mullion windows and fitted bedroom furniture.

Externally is a herringbone block paved gated driveway, carport structure with garage, timber store and patios to the front and sides. The outhouse contains the oil fired boiler, plumbing for a washing machine, dryer and sink. The tiered garden is again laid to patio and in majority is an enclosed paddock with mature trees. A viewing is highly recommended to appreciate the character/charm, versatile layout, plot, views and rural location.

## Situation

The popular 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. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.



**Reception Room** 21' 7" x 12' 7" (6.58m x 3.84m)

Two traditional style radiators, feature stained glass windows within Mullion, stone open fireplace with tiled hearth and wood surround, wood double glazed window to the rear elevation.

**Garden Room** 22' 4" x 11' 8" (6.81m x 3.55m)

Traditional radiator, three wood double glazed windows to the front elevation, one wood double glazed window to the side elevation, exposed stone.

**Kitchen** 12' 0" x 12' 2" (3.65m x 3.72m)

Range of fitted units to the base and eye level, traditional style radiator, electric grill and fan assisted oven, space for microwave, breakfast bar, granite style worksurface with upstands, ceramic hob, space for dishwasher, one and half bowl sink unit with gold mixer tap, wood double glazed window to the rear elevation, space for freestanding fridge/freezer, inset downlights.

**Reception Room Two** 10' 10" x 17' 0" (3.29m x 5.17m)

Inglenook fireplace incorporating multi fuel burner with tiled surround, wood mantle and tiled hearth, door into Garden Room, wood beams, wood double glazed window to the rear elevation, UPVC double glazed window to the front elevation, traditional style radiator.

**Reception Room Three** 17' 0" x 10' 0" (5.17m x 3.05m)

Traditional style radiator, wood double glazed window to the front elevation, feature stained glass window to the side elevation, wood beams, exposed stone, double doors.

**Bedroom** 10' 2" x 11' 8" (3.10m x 3.55m)

Windows to the front and rear elevation, built in wardrobes.

**Shower Room** 8' 4" x 6' 2" (2.55m x 1.87m)

Lower level WC, pedestal wash hand basin, shower cubicle, window to the front elevation.

**First Floor****Landing Area**

Fitted wardrobes and storage.

**Bedroom** 12' 1" x 11' 8" (3.68m x 3.55m)

Two wood double glazed Mullion windows to the front and rear elevation, fitted wardrobes, bedside tables, traditional style radiator.

**Bathroom**

P-shaped shower/bath, lower level WC, heritage his and hers wash hand basins with storage beneath, traditional style radiator, electric towel radiator, wood double glazed windows to the rear elevation, storage cupboards, immersion heated tank, fully tiled.

**Externally**

To the front is herringbone blocked paved patio with feature pond, cast iron railings, lower tier with patio, enclosed paddock, outside water tap. To the side is herringbone blocked paved patio, cast iron railings, gated access to the side with pathway to the road. To the rear is area laid to patio, well stocked borders, walled boundaries. Herringbone blocked paved driveway, further gardens to the side.

**Garage** 17' 3" x 11' 6" (5.27m x 3.51m)

Up and over door, light and power connected.

**Store** 4' 8" x 11' 9" (1.42m x 3.59m)

Window to the rear elevation, power and light connected, door to the side elevation.

**Timber Workshop** 15' 2" x 9' 5" (4.63m x 2.87m)

Wood windows to the front and side elevation, door to the side elevation, power and light connected.



**Outhouse** 9' 5" x 11' 0" (2.86m x 3.35m)

Oil fired boiler, window to the side elevation, plumbing for washing machine, space for dryer, sink unit, power and light connected.

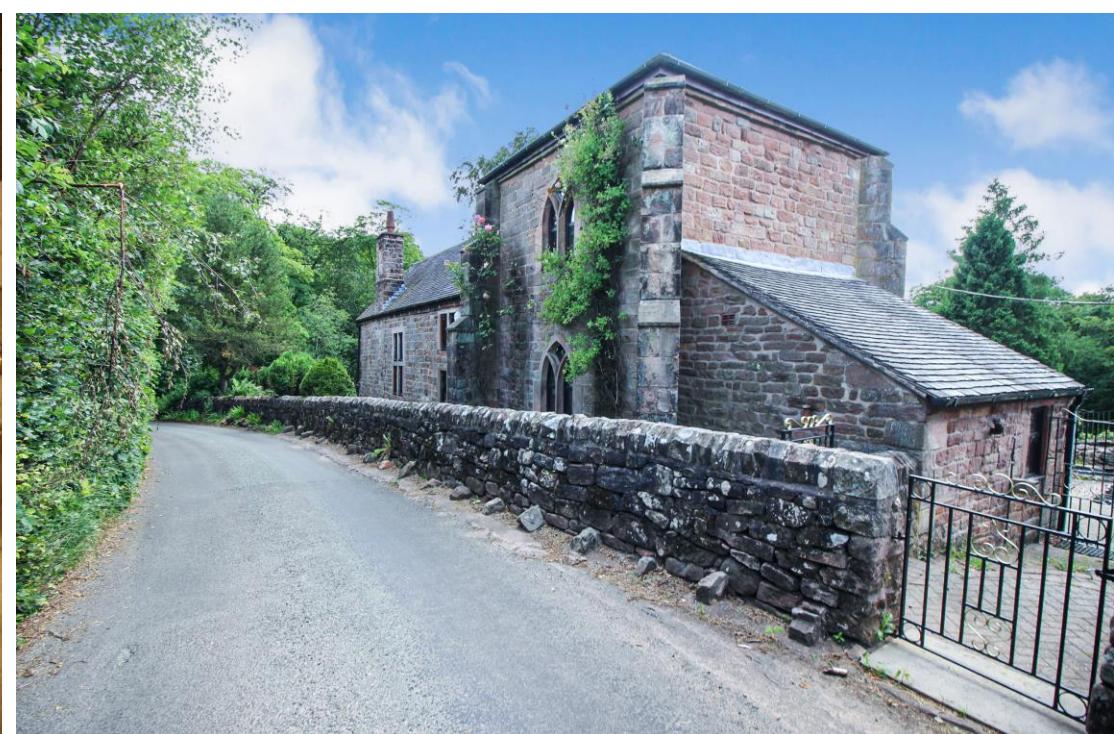
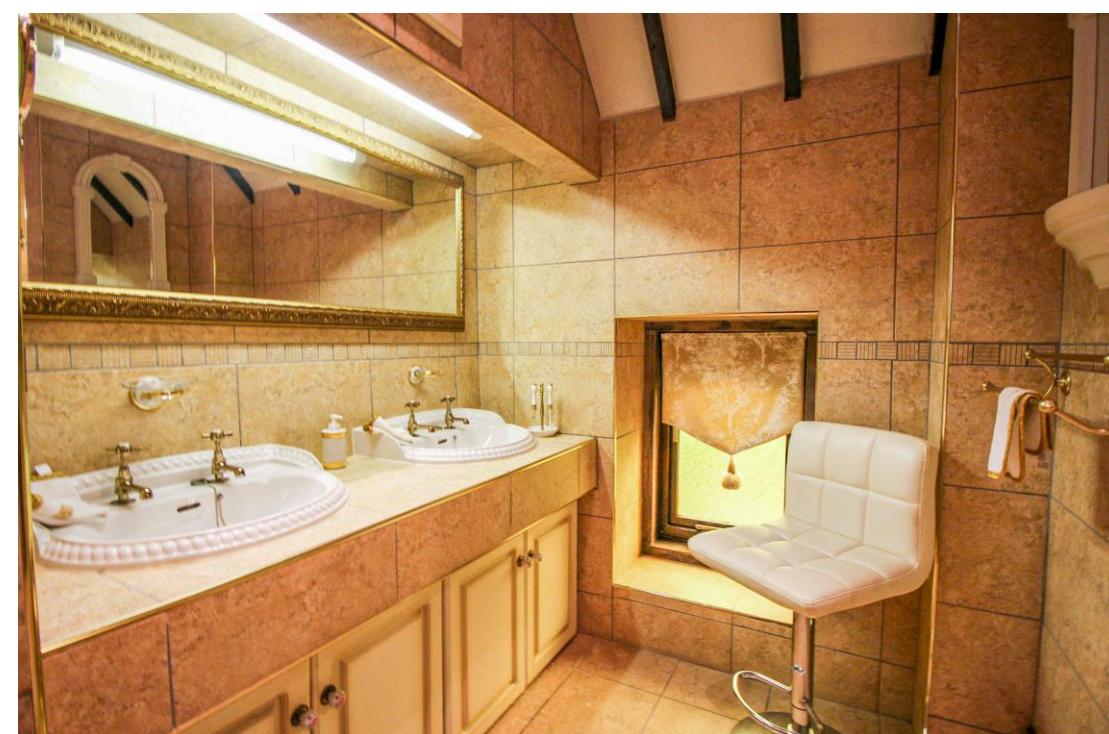
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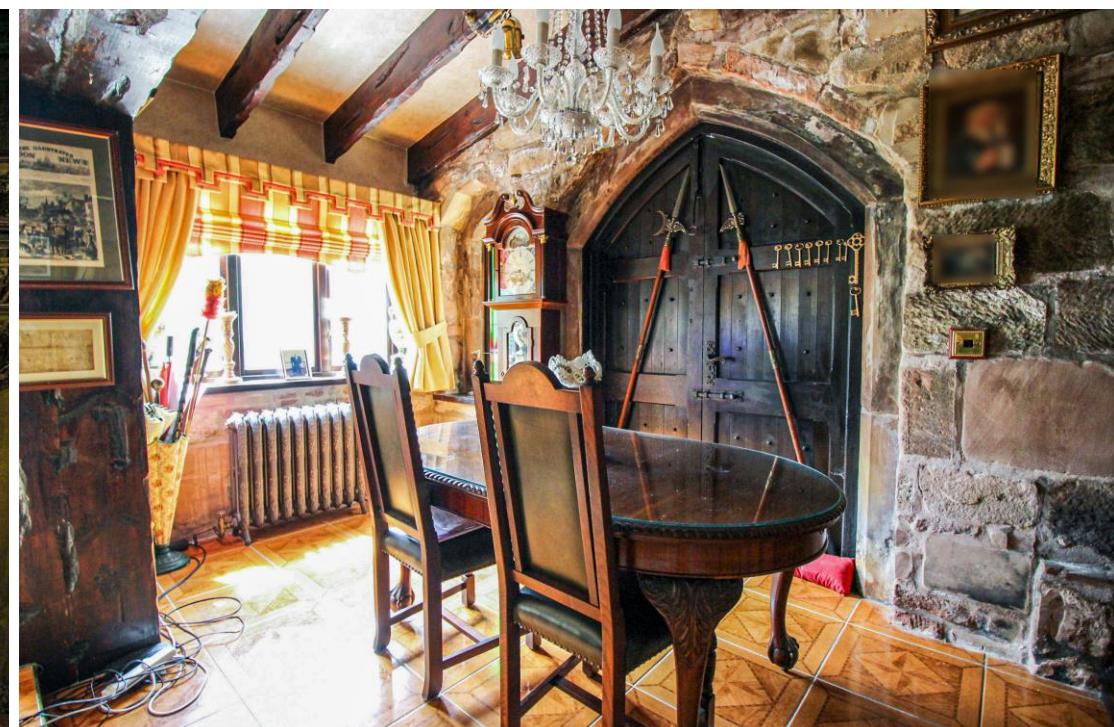
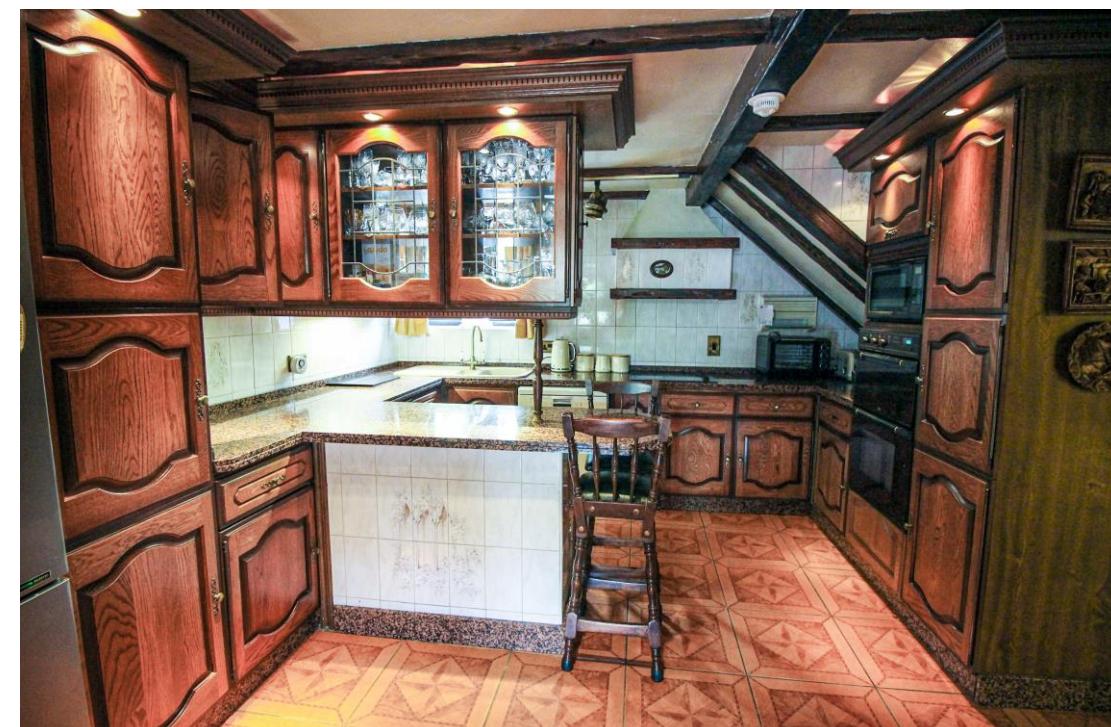
Council Tax Band: G

EPC Rating:

Tenure: believed to be Freehold

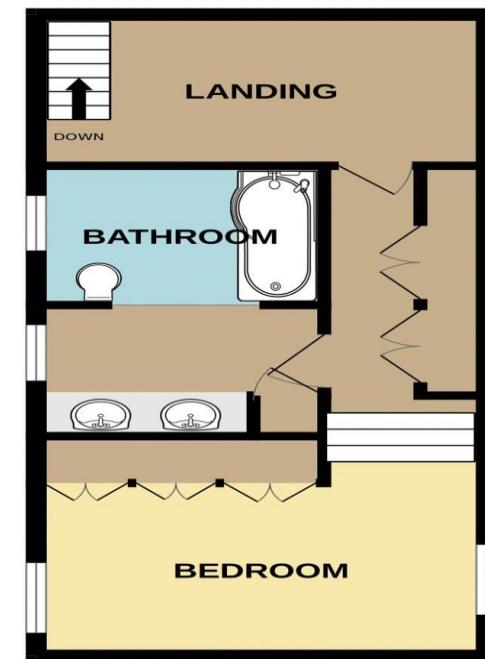
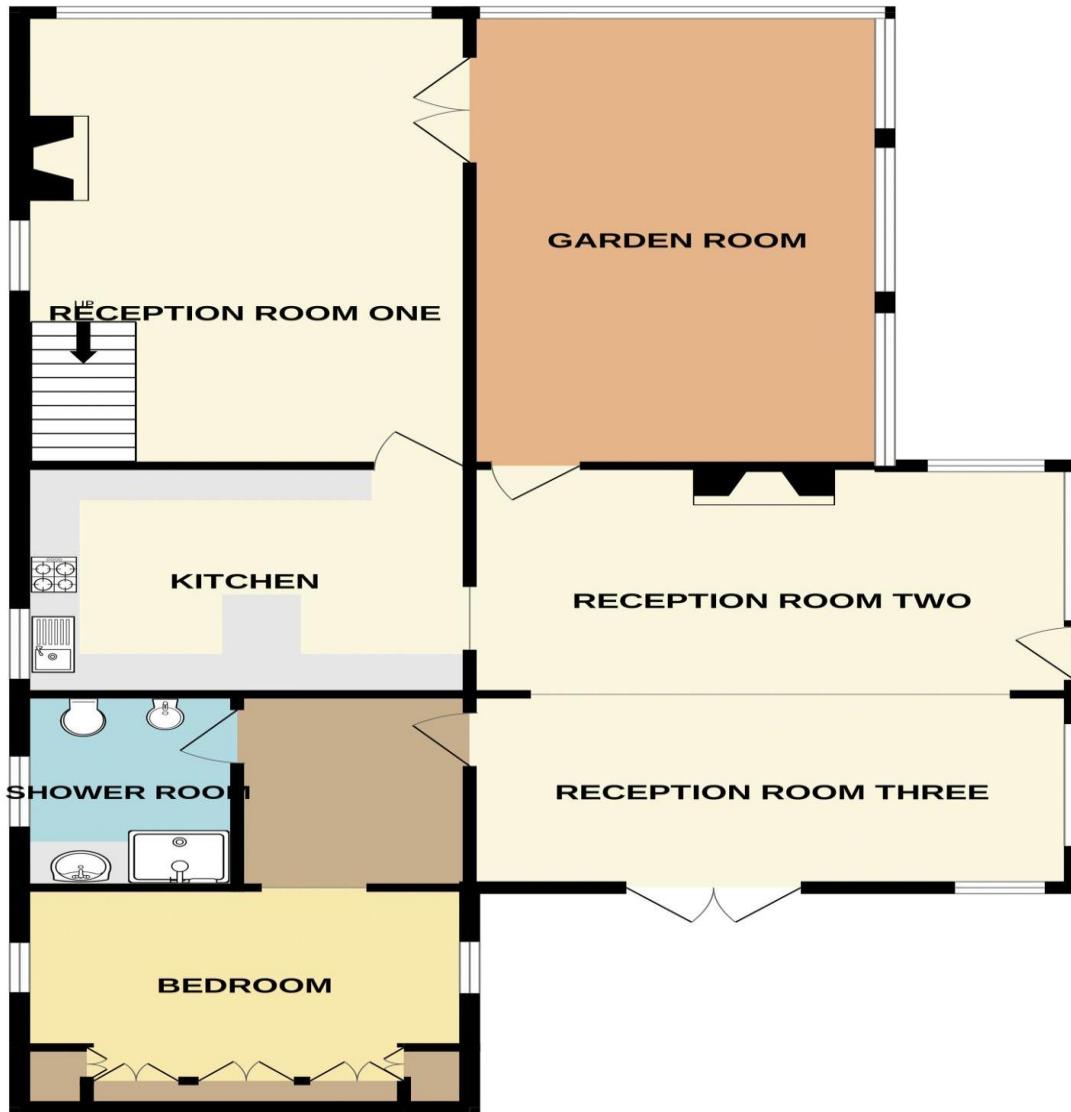






## GROUND FLOOR

## 1ST 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 our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road, follow this road for approximately four miles and at the crossroads turn right into the B5053 signposted Ipstones. Follow this road proceeding into the village and after passing the Red Lion Public House take the next right into Belmont Road. Follow this road for approximately a mile and a half and the property is situated on the left hand side.

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