



28 High Street, Staffordshire, ST10 2LU

Asking price £165,000

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"A beautiful life begins at home" ~ Unknown

A characterful semi detached cottage positioned in the heart of the village of Ipstones. Featuring a cosy Lounge with exposed beams, a practical kitchen and dining area, one bedroom and a bathroom. Enjoying its own private, stone walled garden, with field views to the rear. An ideal first time buy or investment. This cottage is one not to be missed!

Denise White Agent Comments

Situated on the High Street in the popular village of Ipstones, this charming one-bedroom semi-detached cottage offers characterful accommodation with pleasant rural views to the rear. The property features a spacious and cosy Lounge with attractive exposed ceiling beams and stair access to the first floor, creating a welcoming and characterful living space.

Beyond the Lounge is a practical fitted Kitchen, providing a functional layout suitable for everyday living. To the rear of the property is an additional reception area, ideal as a dining space, enjoying views over the garden and open fields beyond. This room also provides access to a convenient ground floor WC.

To the first floor, the property offers a well-proportioned double bedroom along with a generously sized bathroom fitted with an attractive white bathroom suite.

To the rear of the property there is a delightful, private stone walled garden, overlooking fields to the rear aspect. Offering a paved patio seating area alongside a small lawn, the ideal space for enjoying your morning coffee or watching the light fade over the moorlands with a glass of your favourite tippie!

This delightful cottage combines character features with comfortable living space and would make an ideal first-time purchase, investment, or countryside retreat.

Location



The Parish of Ipstones is situated in the Staffordshire Moorlands and includes the main village of Ipstones and the hamlets of Foxt, Berkhamstych, Bottomhouse, Winkhill, Froghall and Consall Forge. It is a rural area set in the scenic Staffordshire Moorlands and bordering onto the beautiful Churnet Valley. There are panoramic views for miles around from the high point of Ipstones Edge.

Ipstones has many facilities including a Memorial Hall, C of E Church, Methodist Church, First School, Nursery School, a Village Shop which incorporates a Post Office, Farm Supplies Stores and three Public Houses and a Fire Station. The village is renowned locally for the busy social life with numerous clubs, associations and activities. Annual events include the Agricultural Show, the Christmas Market and Five Mile Road Race.

Lounge

13'5" x 11'10" (4.10 x 3.61)



Laminate flooring. Radiator. Window to the front aspect. Stairs leading to first floor. Inset Spotlights. Door leading into: –

Kitchen

9'1" x 8'0" (2.77 x 2.45)



Fitted with a range of wall and base units incorporating a stainless steel sink and drainer unit. Plumbing for automatic washing machine. Integrated electric hob with extractor over and single electric oven. Space for fridge freezer. Vinyl flooring. Ceiling light. Door leading into:-

Dining Room

6'10" x 6'0" (2.10 x 1.83)



Laminate flooring. Radiator. Wall light. Doors leading to the rear garden and WC.

WC

4'8" x 2'9" (1.44 x 0.84)

Fitted with a low level WC and wash hand basin. Tiled flooring. Radiator. Ceiling light. Window to the rear aspect.

Bedroom

13'4" x 11'9" (4.08 x 3.60)



Carpet. Radiator. Window to the front aspect. Ceiling light. Door leading into:-

Bathroom

9'2" x 8'2" (2.80 x 2.49)



Laminate flooring. Pedestal wash and basin. WC. Bath. Shower attachment. Storage cupboard. Obscured window. Inset Spotlights.

Outside



Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any

services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell Or Rent?

We can arrange an appointment that is convenient

with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

Approx Gross Internal Area
60 sq m / 646 sq ft

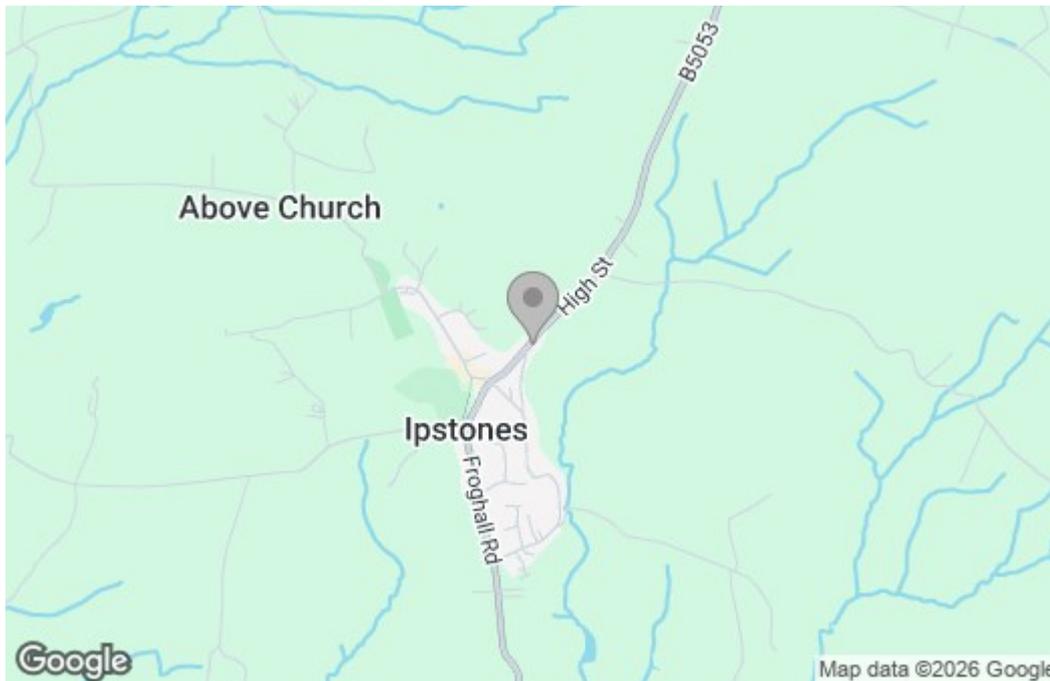


Ground Floor
Approx 33 sq m / 358 sq ft

First Floor
Approx 27 sq m / 287 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.