



Graham Watkins & Co.

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Hillside,
Ipstones Edge, Staffordshire, ST10 2LR



FOR SALE BY **PRIVATE TREATY**

**Hillside,
Ipstones Edge, Staffordshire, ST10 2LR**

Hillside comprises a rendered and tiled dwelling with a small range of block and sheeted outbuildings together with 4.89 acres or thereabouts.

Hillside offers a private setting in an elevated position overlooking the picturesque countryside of the Staffordshire Moorlands, boasting excellent views.

The property is in need of extensive renovation and modernisation, being ripe for development, with outbuildings providing potential for alternative uses subject to necessary planning consents. The property offers an exciting opportunity for either developers or those looking for a rural property in an idyllic setting.

Offers In The Region of: £500,000

SITUATION

Hillside is situated along Ipstones Edge, in the heart of the Staffordshire Moorlands countryside, surrounded by picturesque views. Being a stones throw away from the popular village of Ipstones, Hillside is close to many amenities and has good commute routes to Leek, Ashbourne and Cheadle. The property is approximately 6 miles from Cheadle, 6.5 miles from Leek and 11 miles from Ashbourne.

DIRECTIONS

From our Leek office on Derby Street, take the A523 towards Ashbourne for approximately 5 miles, at Bottomhouse crossroads directly after 'The Green Man' self catering accommodation take a right hand turn onto Bottom Lane towards Ipstones. After approximately 1.5 miles turn left onto Ipstones Edge the property will be situated on the right hand side indicated by one of our Agents 'For Sale' signs.

DESCRIPTION

HILLSIDE

The property comprises a rendered and tile three bedroom dwelling together with a small range of outbuildings, sitting in 4.89 acres of land or thereabouts. The property is in need of much renovation and modernisation throughout.

The dwelling briefly comprises the following:

Front door into Porch

Porch – 2.21m x 2.02m

Dining Room – 3.91m x 4.18m

With stairs off, 2 radiators, gas fire in tiled surround, tiles floor and windows to front and rear elevations.

Living Room – 3.46m x 3.84m

With window to side elevation, single radiator, gas fire in stone surround and built in stone strage area.

Kitchen – 3.29m x 3.35m

With window to front elevation, radiators and steps up giving access to further kitchen area.

Further Kitchen – 3.31m x 2.93m

With windows to both side elevations and cast iron oven.



WC

With WC, wash hand basin and glazed window to front.

Bathroom

With bath, wash hand basin and glazed window to front.

Bedroom 1 – 3.09m x 3.97m

With single radiator, window to front elevation, built in wardrobe/storage area and steps up giving access to Bedroom 2.

Bedroom 2 – 2.87m x 3.88m

With single radiator, window to side elevation and built in cupboard.

Bedroom 3 – 3.39m x 3.37m

With single radiator and windows to three elevations.



OUTSIDE

To the front of the property there is a flagged path to entrance porch, with concreted area to front of the house.

Adjoining the property there is:

Dilapidated **Block and Sheeted Store/Utility – 3.31m in length**

OUTBUILDINGS

Hillside offers a small range of block and sheeted outbuildings, with some being in a dilapidated state, in need of much renovation and modernisation.

They briefly comprise the following: -

Block and Tile Garage/ Workshop – 8.62m x 3.71m

Adjoining **Block Garage – 3.98m x 4.57m**

Further Adjoining **Block Garage – 3.87m x 4.57m**

A block and sheeted range comprising of the following: -

Stable – 3.29m x 4.73m

With built in hay rack.

Further Stable/ Storage – 3.53m x 4.71m

With water feeder.

Shippon – 4.39m x 5.09m

With housing for 3 cattle or horses, water feeder, built in hay rack and small store to rear.

Timber Frame and Sheeted Lean To

Giving access to small store.

Small Store – 1.02m x 1.53m

Adjoining Block and Sheeted Garage/Workshop – 4.38m x 8.15m

Dilapidated **Timber Frame and Sheeted Store – 5.01m x 11.29m**

Block and Sheeted Garage/Store – 5.8m x 5.52m

With lean to to side and rear.

Dilapidated **Timber frame and Sheeted Lean To – 5.19m x 9.18m**

Previously used as stabling.

Further Dilapidated **Timber Frame and Sheeted Lean To – 5.8m length**



LAND

The land extends to 4.89 acres or thereabouts altogether and is set in a ring fence. The land is relatively level in nature, excluding parcel 9312, which is undulated in nature. The land is in reasonable heart and has good, gated access from Ipstones Edge.

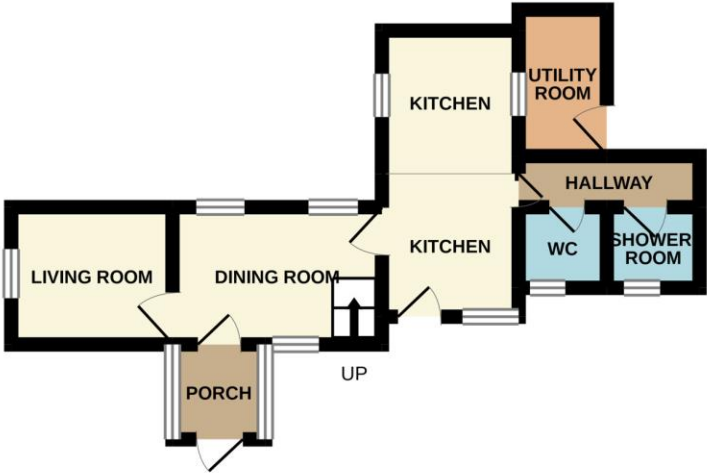
The land can be further described in the schedule below:

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
9312	Grassland	0.16
8611	Grassland	0.89
9006	Grassland	0.60
-	Farmstead	0.33
		1.98 Hectares
		Or 4.89 Acres
		Or Thereabouts

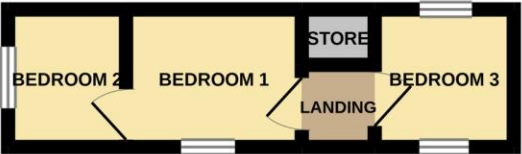


FLOOR PLAN

GROUND FLOOR



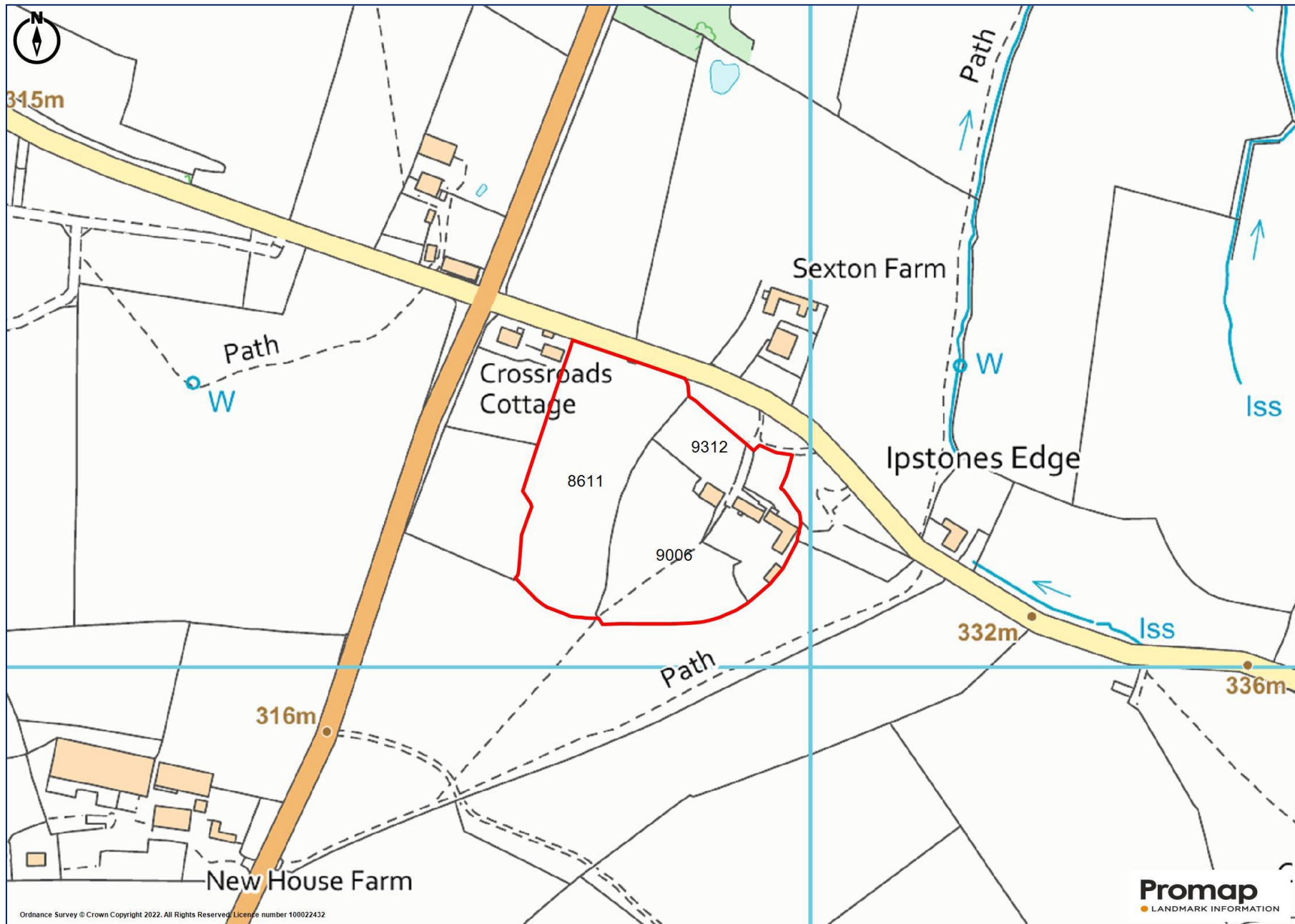
FIRST FLOOR



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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FOR IDENTIFICATION ONLY – NOT TO SCALE

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SERVICES

We understand the property is connected to mains electricity, with drainage being by private means.

There has previously been a mains water connection, however it has been disconnected in recent years and interested parties should inspect the water search and legal pack which confirms the position of the Seven Trent water main.

LOCAL AUTHORITY

The local authority is Staffordshire County Council and Staffordshire Moorlands District Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

COUNCIL TAX BAND

The council tax band for the property is band C.

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion.

VIEWING

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone the office.

MAPPING

The plans provided in these particulars are indicative and for identification purposes.

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

