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Graham Watkins & Co

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FOR SALE BY PRIVATE TREATY



**The Hermitage**  
**Ipstones Bank Froghall, Staffordshire, ST10 2HQ**





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***Offers Over £1,350,000***

## SITUATION AND DIRECTIONS

The Hermitage is situated on the edge of the village of Ipstones on the B5053, and is conveniently located within commuting distance to Cheadle, Leek, Ashbourne and Stoke-on-Trent. From the hamlet of Froghall take the B5053 towards the village of Ipstones and after approximately half a mile the property will be found on the left-hand side of the road. If travelling from the village of Ipstones take the B5053 and follow through Ipstones towards Froghall and the property has a prominent roadside location nicely set back from the road, will be found on the right hand side. The property will be identified by our 'for sale' board.

## DESCRIPTION

Dating back to the late 17<sup>th</sup> Century, The Hermitage offers a stunning Grade II Listed stone and tiled farmstead, with a plethora of original features, including restored exposed wooden beams, stone mullion windows and a rare historical icehouse which is approximately 500 years old. The accommodation is extensive and would suit families looking for multi-generational living, or those wishing to run a successful business as there is a range of six cottages which are currently used for short term rentals, but they have previously been used as holiday cottages with high demand. The property and land extend to 3 acres or thereabouts and is edged in red on the attached plan.

### **The sale of the property includes the following:**

1. The Farmhouse - A four-bedroom detached grade 11 listed building
2. Ruelow Cottage - A two bedroom bungalow.
3. Barn Conversion: A grade 11 listed building currently divided into four cottages and individually named as:-
  - Coach House
  - Pump House
  - The Smithy
  - Anvil Cottage
4. Hermitage Lodge – a renovated farm building used as a detached two bedroomed holiday cottage
5. Outbuildings – there are two out buildings, one of which is used for entertainment purposes and the other offers storage facilities
6. Static Caravan



## Accommodation of Hermitage Farmhouse Comprises:

### **Kitchen - 4.07m x 4.97m (13'4" x 16'3" )**

With a range of floor and larder units, one and a half bowl sink unit, with quartz worktops, radiator and exposed original beams. Included is an integrated fridge, freezer and dishwasher and windows to two elevations.

### **Utility - 3.05m x 2.76m (10'0" x 9'0" )**

With a range of units, integrated sink, plumbing for a washing machine and window to one elevation.

### **Shower Room – 1.30m x 2.97m (4'3" x 9'8" )**

With low level lavatory, wash hand basin, shower cubicle, heated towel rail and part tiled walls.



**Lounge - 4.60m x 5.52m (15'1" x 18'1")**

With open inglenook stone fire place, windows to two elevations and exposed beams to ceiling and walls.

**Inner Hallway**

With radiator and access to the Cellar - 3m x 3.1m with fitted shelves, lighting and electricity connected and window on the stairs.

**Rear Entrance Hall**

With patio doors and lighting.

**Dining Room - 4.51m x 4.26m (14'9" x 13'11")**

With multi fuel stove and stone surround, two windows to two elevations and two radiators.



### First Floor Landing

Oak original staircase with exposed beams leading to First Floor Landing with airing cupboard and giving access to:-

### Bedroom One - 3.60m x 4.21m (11'9" x 13'9")

With radiator and window to one elevation.

### En-Suite Shower Room

With shower cubicle, wash hand basin and low level lavatory.

### Bedroom Two - 5.56m x 5.46m (18'2" x 17'10") – Master

With windows to two elevations, exposed beams to walls and ceiling and radiator.

### En-Suite Shower Room

With shower cubicle, wash hand basin, low level lavatory.

### Bedroom Three - 3.74m x 4.59m (12'3" x 15'0")

With radiator, wash hand basin, window to one elevation, and exposed ceiling beams.

### En-Suite Shower Room

With shower cubicle and low level lavatory.

### Bedroom Four - 4.17m x 3.90m (13'8" x 12'9")

With built in wardrobe, window to one elevation and radiator.

### Family Bathroom – 3.30m x 2.71m (10'9" x 8'10")

With bath, low level lavatory, vanity wash hand basin, window to one elevation, radiator and cupboard housing the pressurised water tank.



### Staircase leading to Attic Rooms:-

#### Room One - 3.76m x 3.75m (12'4" x 12'3")

With exposed beams and radiator, windows to two elevations. Open plan to Room Two.

#### Room Two - 5.05m x 3.75m (16'6" x 12'3")

### Second Staircase leading to:-

#### Room One - 4.69m x 3.96m (15'4" x 12'11")

With exposed beams and radiator.

#### Room Two - 4.11m x 3.91m (13'5" x 12'9")

With exposed beams and radiator window.

### Services

The farmhouse has the benefit of oil-fired central heating.

### Outside

To the front of the property there is a good-sized garden area mainly laid to lawn with floral borders giving the property a pleasant aspect. There is a spacious yard area which gives access to the dwelling and other buildings listed below.



## HOLIDAY COTTAGES

### 1 - HERMITAGE LODGE

This is constructed of stone and tile with the benefit of double glazed window units and a fully pressurised hot water cylinder and is a former farm building which is now utilised for holiday let accommodation and lies adjacent to the yard area and next to the driveway.

The current accommodation briefly comprises the following:

#### Kitchen/Living Room - 4.56m x 4.08m (14'11" x 13'4")

With part tiled walls, range of kitchen units, electric cooker with hob and extractor fan, plumbing for washing machine and two radiators.

#### Bedroom One - 4.06m x 2.84m (13'3" x 9'3")

With built in wardrobe and radiator.

#### Bathroom

With tiled walls and floor, bath with shower over, wash hand basin, low level lavatory and radiator.

#### Living Room - 4.12m x 3.70m (13'6" x 12'1")

With exposed beams, radiator and storage cupboard.

#### Bedroom Two - 4.19m x 3.70m (13'8" x 12'1")

With built in cupboard and radiator.

#### Services/Outside

There is a small stone and tiled building which houses the oil-fired central heating boiler





## 2 - RUELOW

This is a stone and tiled dwelling, with the benefit of double-glazed window units, which is subject to an agricultural occupancy clause, and is situated at the top of the yard. Currently it provides the following accommodation:

### **Kitchen - 5.75m x 3.15m (18'10" x 10'4")**

With radiator, a range of kitchen wall and base units, electric induction hob, single drainer sink unit, plumbing for washing machine and part tiled walls and floor.

### **Hallway**

With two radiators and access to the Loft with loft ladder providing potential for additional living accommodation subject to any necessary consents.

### **Front Room - 4.66m x 3.80m (15'3" x 12'5")**

With open stone fireplace with shelf inserts, windows to two elevations and radiator.

### **Bathroom**

With low level lavatory, wash hand basin, corner bath with shower over, radiator and tiled walls and airing cupboard.

### **Bedroom One - 3.80m x 2.92m (12'5" x 9'6")**

With radiator and built in wardrobe.

### **Bedroom Two - 2.25m x 3.83m (7'4" x 12'6")**

With radiator.

### **Outside**

To the rear there is a block and tiled boiler house which houses the oil-fired central heating boiler.



## **RANGE OF FOUR HOLIDAY COTTAGES**

This is a stone and tiled former farm building which is situated opposite the dwelling house and on to the edge of the yard. The building has been converted tastefully into four separate units with the benefit of double glazed window units and a fully pressurised hot water cylinder except for Anvil Cottage comprising the following:

### **3 - COACH HOUSE**

The current accommodation has the benefit of central heating throughout and briefly comprises the following:

#### **Entrance Hall**

With staircase off and radiator.

#### **Bedroom / Sitting Room - 3.46m x 6.03m (11'4" x 19'9")**

With radiator

#### **En-Suite Shower Room**

With shower, wash hand basin and low level lavatory.

#### **Kitchen - 3.71m x 3.70m (12'2" x 12'1")**

With tiled floor, good range of kitchen wall and floor units, electric induction hob and electric oven, plumbing for washing machine and radiator.

#### **Stairs to Bedrooms**

#### **Bedroom One - 3.45m x 4.54m (11'3" x 14'10")**

With exposed beams and walk in wardrobe, radiator and understairs cupboard.

#### **En-Suite Shower Room**

With shower cubicle, wash hand basin and low level lavatory and radiator.

#### **Bedroom Two - 6.15m x 2.54m (20'2" x 8'3")**

With exposed beams, walk in wardrobe, radiator and wash hand basin.

#### **En-Suite Shower Room**

With shower cubicle, low flush lavatory, built in cupboard and cylinder cupboard.



#### **4- PUMP HOUSE**

The current accommodation has the benefit of central heating throughout and briefly comprises the following:

##### **Entrance Hall**

With tiled floor, radiator and store cupboard.

##### **Kitchen - 4.26m x 3.08m (13'11" x 10'1")**

With electric induction hob, electric oven and extractor fan, range of kitchen wall and floor units, plumbing for washing machine, radiator, and storage cupboard.

##### **Sitting Room - 3.05m x 4.05m (10'0" x 13'3")**

With radiator and built in cupboard.

##### **Shower Room**

With shower, wash hand basin and low level lavatory and radiator.

##### **Stairs to First Floor Landing**

Staircase leading to First Floor Landing with airing cupboard and giving access to:-

##### **Bedroom One - 3.76m x 2.82m (12'4" x 9'3")**

With radiator, skylight windows and exposed beams.

##### **Shower Room**

With shower, wash hand basin and low level lavatory and radiator.

##### **Bedroom Two - 3.69m x 4.04m (12'1" x 13'3")**

With radiator, skylight windows and exposed beams

##### **Shower Room**

With shower cubicle, wash hand basin and low level lavatory and radiator



## **5 - THE SMITHY**

The current accommodation has the benefit of central heating throughout and briefly comprises the following:

### **Entrance Hall**

With tiled floor and radiator and storage cupboard.

### **Living Kitchen/Laundry Room - 2.38m x 4.01m (7'9" x 13'1")**

With one industrial washing machine plumbed in, tiled floor, electric induction hob and range of modern kitchen units, electric oven and extractor fan.

### **Bedroom One - 5.80m x 3.48m (19'0" x 11'5")**

With radiator and built in wardrobe and storage cupboard with access door to the adjacent cottage known as Anvil Cottage.

### **En-Suite Shower Room**

With shower cubicle, wash hand basin and low flush lavatory and radiator.

### **Stairs to First Floor Landing**

Staircase leading for First Floor Landing with cylinder cupboard and giving access to:-

### **Bedroom Two - 3.47m x 3.47m (11'4" x 11'4")**

With skylight windows, built in cupboard, built in wardrobe and radiator.

### **En-Suite Shower Room**

With shower cubicle, wash hand basin and low level lavatory and radiator.

### **Bedroom Three - 3.48m x 4.16m (11'5" x 13'7")**

With radiator and exposed beams.

### **En-Suite Shower Room**

With shower cubicle, wash hand basin and low level lavatory and radiator.



## 6 - ANVIL COTTAGE

The cottage benefits from an electric car charging point and the current accommodation has the benefit of central heating throughout and briefly comprises the following:

### Entrance Hall

With tiled floor and small storeroom.

### Cloakroom

Currently used as a utility room with plumbing for washing machine, radiator, and wash hand basin.

### Living Room / Kitchen - 3.77m x 4.94m (12'4" x 16'2")

With fireplace with log burner, radiator, electric induction hob and small range of oak veneered kitchen units, electric oven and extractor fan.

### Bedroom - 4.19m x 3.78m (13'8" x 12'4")

With radiator and built in cupboard and walk in wardrobe and exposed beams.

### En-Suite

With bath, part tiled walls, wash hand basin and low flush lavatory and radiator.

### Balcony

The balcony is accessed from the bedroom which offers far reaching views of the surrounding countryside.



## **Externally**

To the rear of the above range of dwellings there is a covered Yard – 6.25m x 21.68m approximately with profile sheeted roof which is included with the property which is used as storage purposes. Also included with the property close to the property known as Ruelow there is an open sided Portal Framed Building with profile sheeted roof 19.06m x 6.07m which is currently used for entertaining purposes. Beyond, there is a 4 berth Static Caravan which is connected to services.

Also, there is an interesting feature of a traditional historical Icehouse which is located to the rear of the property known as Ruelow.

## **Land**

The property and land extend to 3 acres or thereabouts and can be seen edged in red on the attached plan.

## **Services**

We believe that all the properties are connected to mains electricity and water, with drainage being by private means.

## **Local Authority and Listing**

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council.

We note that Hermitage Farmhouse and adjacent barn are Grade II Listed, from the Historic England website, with reference numbers: 1038049 and 1189123. The Farmhouse was listed in 1953 and the adjacent barn was listed in 1986. Further details can be found on the Historic England website.

## **Tenure and Possession**

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

## **Viewings**

By prior arrangement through Graham Watkins & Co.

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