Whittaker & Biggs Est. 1930
Rostons Group

Ivy Farm Rownall Road, Wetley Rocks, Stoke-On-Trent, ST9 0BT

Offers In The Region Of £825,000

- Stunning detached Grade II listed property offered for sale with NO CHAIN!
- Four well-proportioned bedrooms, with the principal bedroom benefiting from a dressing room and en-suite
- Impressive views across the surrounding landscape, providing a picturesque backdrop
- Completely refurbished to an exceptional standard, seamlessly combining period character with contemporary luxury
- Beautifully preserved exposed timber and stone features showcasing the property's historic character
- Contemporary kitchen featuring underfloor heating and stylish modern finishes
- Luxurious bathroom with a freestanding slipper bath and separate walk-in shower enclosure

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Ivy Farm Rownall Road, Stoke-On-Trent ST9 0BT

Whittaker & Biggs are delighted to bring to the market, Ivy Farm located in Wetley Rocks. A stunning Grade II listed detached house that beautifully marries historical character with modern luxury. This exquisite property boasts an array of exposed timber and stone features, creating a warm and inviting atmosphere throughout.

Upon entering, you will find two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The heart of the home is undoubtedly the contemporary kitchen, which has been thoughtfully designed with underfloor heating, ensuring comfort and style.

The property offers four well-proportioned bedrooms, with the principal bedroom benefitting from a dressing room and en-suite. The luxurious bathroom is a true highlight, featuring a freestanding slipper bath and a walk-in shower enclosure, making it a perfect retreat for relaxation.

For those with a penchant for outdoor living, there is the exciting option to purchase an additional paddock opposite the property, measuring approximately 0.6 of an acre, by separate negotiation. This offers a wonderful opportunity for gardening, recreation, or simply enjoying the picturesque surroundings.

Parking is a breeze with space for up to four vehicles, ensuring convenience for you and your visitors. Additionally, there is a storage room above the workshop, complete with pipework that allows for the potential incorporation of an en-suite to the master bedroom, adding further value to this remarkable home.

4 2 2 E

Council Tax Band: E

Ground Floor

Porch
6'10" x 6'5"
Composite door to the frontage, wood double glazed window to both sides, porcelain tiled floor, exposed stone walls.

Hall
15'1" x 6'6"
Stairs to the first floor with oak and metal balustrade, porcelain tiled floor, radiator, inset ceiling spotlights.

WC
5'5" x 2'9"
Wood double glazed window to the frontage, vanity wash hand basin, chrome mixer tap, low level WC, wall panelling, exposed timber, porcelain tiled floor.

Reception One
15'5" x 15'1"
Two wood double glazed windows to the frontage, window to the rear, two radiators, brick fireplace, log burner, inset ceiling spotlights.

Breakfast Kitchen
24'5" x 10'2"
Composite double glazed door to the rear, wood double glazed window to the rear, wood double glazed windows to the left and right aspects, units to the base and eye level, quartz work surface and upstands, oxidised mirror splash back, Leisure Cook Master electric range cooker with ceramic hob, extractor hood, integral Lamona dishwasher, integral Lamona larder fridge, integral Lamona larder freezer, ceramic under mount Butler sink, chrome mixer tap, inset ceiling spotlights, porcelain tiled floor, exposed stone wall, under floor heating, space for table and chairs, panelled banquette.

Utility
5'10" x 3'8"
Space and plumbing for a washing machine, work top, shelving.

Reception Two
21'7" x 9'10"
Sliding door, two wood double glazed windows to the frontage, wood double glazed window to the side aspect, exposed timber, exposed stone, ceiling beams, two radiators, second staircase to the first floor.

First Floor

Landing
42'7" x 3'3"
Wood glazed window to the rear, exposed timber, inset ceiling spotlights, radiator.

Bedroom One
15'3" x 14'0"
Wood double glazed window to the frontage, radiator, inset ceiling spotlights, step up to the dressing room and en-suite beyond.

Dressing Room
13'5" x 5'2"
Range of fitted open clothing storage, radiator, inset ceiling spotlights, ceiling beams.

En-suite
13'8" x 7'2"
UPVC double glazed door to the side aspect, freestanding claw foot bath, chrome telephone style mixer tap and handheld shower attachment, vanity wash hand basin, chrome mixer tap, walk-in shower enclosure, telephone style chrome fitments, rainfall showerhead, low level WC, two vintage style radiators with heated rails, extractor fan, ceiling beams.

Bedroom Two
12'8" x 10'11"
Wood double glazed window to the frontage, radiator, loft hatch, inset ceiling spotlights, built in storage cupboard, exposed timber.

Bedroom Three
11'2" x 10'5"
Wood double glazed window to the frontage, radiator, built in wardrobe, exposed timber.

Bedroom Four
10'7" x 9'7"
Wood double glazed window to the frontage, radiator, exposed timber.

Bathroom
11'11" x 10'7"
Wood double glazed window to the side aspect, free standing claw foot slipper bath, chrome telephone style floor mixer tap with handheld shower attachment, vanity wash hand basin, chrome mixer tap, walk in shower enclosure, chrome fitments, rain fall shower head, handheld shower attachment, chrome ladder radiator, vertical column radiator, wall panelling, inset ceiling spotlights, extractor fan.

Externally
To the frontage, block paved driveway, lawn.
To the rear, Indian stone paved patio, dry stone wall, area laid to lawn, sprinkler system, piggery outbuilding.

Garage / Worshop
15'3" x 14'7"
Power and light.

Outbuilding

29'0" x 7'6"

Three pen piggery with power.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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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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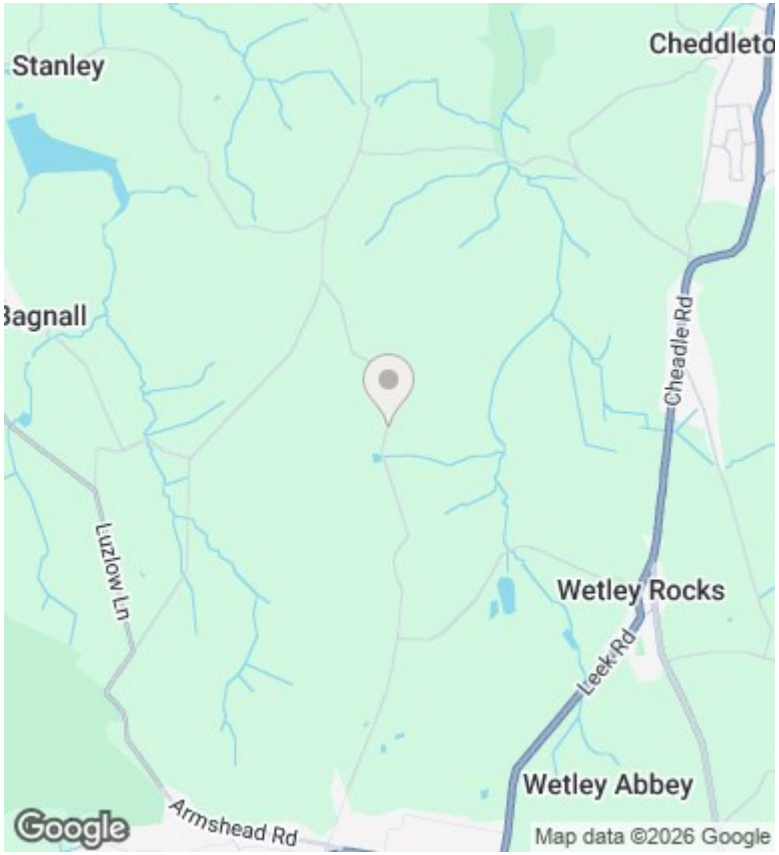

Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

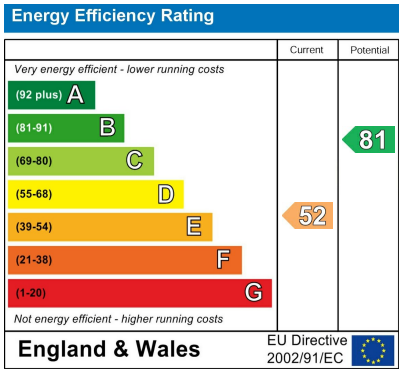

Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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