



Little Blakelow Farm Bottom Lane, Staffordshire, ST10 2LN

Guide price £850,000

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

** GUIDE PRICE £850,000 to £900,000 **

"A cottage will hold as much happiness as would stock a palace" ~ Hamilton Wright Mable

Little Blakelow Farm is an exceptional late Victorian stone-built farmhouse occupying approximately seven acres in a stunning rural setting on Ipstones Edge. Offering five double bedrooms, versatile reception space, an oak-framed orangery, equestrian facilities and rewilded paddocks, the property perfectly combines period charm with modern family living. Surrounded by beautiful Staffordshire Moorlands countryside yet within easy reach of local amenities, this is a rare opportunity to embrace a truly idyllic country lifestyle.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

Nestled amidst some of the most breathtaking countryside within the Staffordshire Moorlands, Little Blakelow Farm is a distinguished stone-built farmhouse dating back to the late 1800s. Having evolved over the years through the sympathetic conversion and extension into the adjoining shippon, this charming residence now offers substantial and versatile accommodation, perfectly balancing period character with the demands of modern family living.

Lovingly maintained and thoughtfully improved by the current owners, the property welcomes you through an entrance porch and hallway which leads on to the heart of the home; a magnificent farmhouse dining kitchen, beautifully appointed with a range of bespoke hand painted traditional-style units complemented by Welsh slate work surfaces and a central island. Offering ample space for a family dining table and chairs, and sofa, together with a multi-fuel stove set in a stone surround, this superb room provides an inviting setting for everyday living, entertaining and family gatherings alike.

Leading from the kitchen, an inner hallway provides access to a practical utility room, boiler room, downstairs WC and a charming study which could also be utilised as a formal dining room. This room features attractive wooden panelling and enjoys delightful views across the cottage gardens and rolling fields beyond, creating an ideal environment for home working.

The living accommodation is equally impressive, offering a choice of beautifully proportioned reception rooms. A cosy sitting room features an exposed brick open fireplace, whilst the main lounge provides a wonderful space for relaxation, centred around a substantial stone fireplace housing a multi-fuel stove. Beyond the lounge, a stunning oak-framed orangery overlooks the gardens and offers a wonderfully atmospheric space in which to unwind, entertain guests or simply enjoy the surrounding countryside throughout the seasons.

One of the property's most appealing features is its flexible first-floor layout, accessed via two separate staircases. This arrangement lends itself perfectly to multi-generational living, guest accommodation or independent family spaces. The main staircase from the lobby, leads to an impressive main bedroom complete with a beautifully appointed en-suite shower room. This section of the house also includes two further double bedrooms and a sizeable family bathroom. The second staircase, accessed from the entrance hallway, leads to two additional double bedrooms and a well-equipped shower room, providing excellent privacy and flexibility.

Externally, Little Blakelow Farm occupies approximately seven acres of land, offering a wonderful opportunity for those seeking a rural lifestyle, equestrian pursuits or smallholding interests. The land is divided into paddocks and has been thoughtfully rewilded by the current owners, incorporating a wildlife pond and extensive tree planting to encourage biodiversity. The grassland paddocks could easily be returned to grazing use, making them ideal for horses, livestock or hobby farming.

Complementing the land is a versatile barn incorporating internal stabling, providing excellent facilities for equestrian enthusiasts or those requiring useful outbuildings. The property is approached via a gravelled driveway offering extensive off-road parking and leading to a substantial triple garage, complete with an internal office space and coal store.

The delightful gardens lie predominantly to the front and side elevations, where manicured lawns are framed by colourful, well-stocked borders. To the rear, a private Indian Stone paved seating terrace provides a peaceful setting for outdoor dining and relaxation whilst enjoying the tranquillity of this exceptional rural location.

Despite its idyllic setting, Little Blakelow Farm remains highly accessible. The village of Ipstones lies just over a mile away and offers a range of

everyday amenities including two public houses, a butcher's shop, post office, village store and a well-regarded primary school, with independent schools being accessible at Denstone, Newcastle Under Lyme and Macclesfield. The market towns of Leek, Cheadle and Ashbourne are within easy reach, and Manchester, Derby and Stoke on Trent are all commutable. whilst the Peak District National Park, Manifold Valley and surrounding Areas of Outstanding Natural Beauty provide endless opportunities for walking, cycling, riding and exploring the great outdoors.

A rare opportunity to acquire a substantial character farmhouse with land, equestrian facilities and exceptional versatility, set within one of the Staffordshire Moorlands' most sought-after rural locations

Location

Ipstones Edge occupies an enviable elevated position within the heart of the Staffordshire Moorlands, renowned for its breathtaking scenery, far-reaching views and peaceful rural atmosphere. Surrounded by rolling countryside, open moorland and picturesque valleys, the area offers an exceptional lifestyle for those seeking the tranquillity of country living whilst remaining well connected to local amenities and nearby market towns.

The nearby village of Ipstones provides a welcoming community and a range of everyday conveniences, including a village shop and post office, traditional public houses, a butcher's shop and a well-regarded primary school. The village hosts a variety of community events throughout the year, contributing to its friendly and vibrant character.

For a wider range of amenities, the market towns of Leek, Cheadle and Ashbourne are all within easy reach, offering supermarkets, independent shops, cafés, restaurants, leisure facilities and excellent schooling options. The area is also well placed for commuting to Stoke-on-Trent, Derby and the surrounding commercial centres.

A particular attraction of Ipstones Edge is its proximity to some of the region's most celebrated natural landscapes. The stunning Manifold Valley, Churnet Valley and the Peak District National Park are all close by, providing endless opportunities for walking, cycling, horse riding and outdoor pursuits. Nearby beauty spots, country pubs and scenic trails make the area a haven for nature lovers and those wishing to embrace an active countryside lifestyle.

Combining spectacular scenery, a strong sense of community and excellent access to both local amenities and outdoor recreation, Ipstones Edge represents one of the Staffordshire Moorlands' most desirable rural locations.

Entrance Porch

7'2" x 4'2" (2.19 x 1.29)

Composite entrance door to the front aspect. Tiled flooring with inset matting. Sealed unit double glazed windows to the front and side aspects. Exposed beams to the ceiling. Ceiling light. Door leading into:-

Inner Hall



Tiled flooring. Radiator. Stairs leading to the first floor. Ceiling light. Door leading into:-

Dining Kitchen

23'7" x 10'9" extending to 16'6". max (7.21 x 3.30 extending to 5.04. max)



Fitted with a range of farmhouse style units with Welsh slate work surfaces incorporating a double Belfast sink unit with mixer tap. Integrated dishwasher. Space for a range style cooker with extractor hood over. Central Island with Welsh slate surface. Space for a fridge freezer. Walk-in pantry off. Limestone tiled flooring with electric underfloor heating. Radiator. uPVC Windows to the front and side aspects with stone window sills. Sealed unit double glazed window to the rear aspect. Log burning stove set in an exposed brick inset with feature stone surround. Inset ceiling spotlights. Door leading into: –

Inner Hall

7'0" x 6'6" (2.15 x 1.99)

Laminate flooring. Radiator. Exposed beams to the ceiling. Ceiling light. Opening into the Study. Doors leading to the utility room and rear porch.

Utility Room

9'9" x 6'4" (2.98 x 1.94)



Fitted with wall units and a worksurface incorporating a one and a half bowl sink and drainer unit with mixer tap. Plumbing for automatic washing machine. Space for a condensing tumble dryer. Space for an undercounter fridge or freezer. Tiled flooring. Radiator. Composite stable door to the front aspect. Part wooden panelled walls. Ceiling strip light.

Rear porch

6'8" x 5'5" (2.04 x 1.66)

Tiled flooring. Floor mounted 'Firebird' oil fired central heating boiler. Unvented hot water system. Wooden stable door to the side aspect. Expose beams to the ceiling. Ceiling light. Door leading into:-

WC

6'0" x 2'11" (1.83 x 0.90)

Fitted with a low-level WC and vanity wash hand basin unit. Part wooden panelled walls. Tiled flooring. Sealed unit double glazed window to the side aspect. Ceiling light.

Study / Dining Room

15'10" x 9'7" (4.85 x 2.93)



Laminate flooring. Wall mounted column style radiator. Part wooden panelled walls. Feature exposed brick fire recess with wooden mantle. Floor to ceiling sealed unit double glaze window to the rear aspect. Sealed unit double glazed window to the front aspect. Exposed beams to the ceiling. Four wall lights. Door leading into:-

Lobby

14'4" x 10'0" max overall (4.38 x 3.06 max overall)



Carpet. Radiator. uPVC window to the front aspect. Exposed beams to the ceiling. Ceiling light. Stairs leading to the first floor. Under stair storage cupboard. Doors leading to the sitting room and lounge.

Front porch

5'10" x 4'7" (1.78 x 1.42)

Composite entrance door to the front aspect. Sealed unit double glazed windows to the front

and side aspects. Laminate flooring. Ceiling light. Door leading to the lobby.

Sitting Room

13'0" x 12'3" (3.97 x 3.74)



Carpet. Radiator. uPVC window to the side aspect. Sealed unit double glazed window to the rear aspect. Exposed beams to the ceiling. Ceiling light. Double doors leading to the lounge.

Lounge

27'6" x 9'1" extending to 12'8" (8.39 x 2.78 extending to 3.88)



Carpet. Two radiators. Log burning stove set in a feature stone fireplace. uPVC window to the front aspect. Sealed unit double glazed windows to the side and rear aspects. Exposed beams to the ceiling. Two ceiling lights. Four wall lights. Door leading into:-

Oak Framed Orangery

14'5" x 13'5" (4.41 x 4.11)



A beautiful oak framed room with inset double glazed units to the front side and rear aspects. Vaulted ceiling with exposed beams and feature oak truss. Two Velux windows. Limestone tiled flooring with electric underfloor heating. Sealed unit double glazed oak door leading to the rear patio. Two ceiling lights. Two wall lights.

First Floor Landing



Carpet. Radiator. Exposed beams to the ceiling. Ceiling light. Loft access. Doors leading into:-

Bedroom One

17'1" x 12'7" extending to 16'11" (5.22 x 3.85 extending to 5.16)



Carpet. Two radiators. Sealed unit double glazed window to the front aspect. Velux window to the rear aspect. Partially vaulted ceilings. Ceiling light and inset spotlights. Door leading into:-

En-Suite Shower Room

11'4" into shower x 3'11" (3.46 into shower x 1.21)



Fitted with a suite comprising of fully tiled shower cubicle with rainfall showerhead, vanity unit with granite worksurface and countertop wash bowl with freestanding mixer tap and low-level WC. Tiled flooring. Radiator. Velux window to the rear aspect. Ceiling spotlights.

Bedroom Two

14'3" x 12'8" (4.36 x 3.88)



Carpet. Two radiators. uPVC window to the front aspect. Partially vaulted ceiling. Exposed beams to the ceiling. Ceiling light.

Bedroom Three

12'10" x 12'0" (3.93 x 3.68)

Carpet. Two radiators. uPVC window to the side aspect. Ceiling spotlights. Fitted with built-in wardrobes with sliding door doors.

Bathroom

10'8" x 9'3" maximum overall (3.27 x 2.82 maximum overall)



Fitted with a suite comprising of double ended bath with central mixer tap, low-level WC, pedestal wash hand basin and fully tiled shower cubicle with rainfall showerhead. Vinyl flooring. Wall mounted column style radiator. uPVC window to the front aspect. Ceiling spotlights.

Second Landing



Carpet. Two radiators. Sealed unit double glazed window to the front aspect. Two ceiling lights. Loft access. Doors leading into: –

Bedroom Four

13'1" x 9'1" (4.01 x 2.77)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Partially vaulted ceiling. Ceiling light.

Bedroom Five

13'1" x 7'8" (4.00 x 2.36)



Carpet. Radiator. Partially vaulted ceiling with Velux window to the rear aspect. Ceiling light.

Shower Room

10'2" x 4'6" (3.10 x 1.38)



Fitted with a suite comprising of fully tiled shower cubicle, low-level WC and pedestal wash hand basin. Tiled flooring. Wall mounted heated towel rail. Partially vaulted ceiling with Velux window to the rear aspect. Ceiling spotlights.

Outside



The property is approached via a gated, gravelled driveway offering secure parking for numerous vehicles including cars, caravan or campervan, and leading to a substantial detached garage incorporating an internal office space and coal store.

Garage

29'2" x 19'1" (8.90 x 5.82)



Electric up and over door to the front aspect. Power and light connected. Fitted with an internal Office space and coal storage room.

Internal Office Space

18'5" x 8'6" (5.62 x 2.60)

With power and light.

Coal store

10'1" x 6'0" (3.09 x 1.84)

Pedestrian door to the side aspect. Power and light.

Gardens



The beautiful gardens at Little Blakelow Farm are a true delight, enjoying a peaceful setting with far-reaching views across the surrounding countryside. Positioned predominantly to the front and side of the property, the gardens comprise well maintained lawns interspersed with colourful, well-stocked herbaceous borders, creating year-round interest and colour together with vegetable beds fruit trees, a stream, a pond and native rose hedges. Mature planting enhances the sense of privacy and tranquillity, whilst to the rear a private Indian stone paved seating area provides the perfect space for al fresco dining, entertaining or simply enjoying the stunning rural surroundings. Beyond the formal gardens, the adjoining paddocks, wildlife pond and rewilded areas further enhance the property's connection with nature and countryside lifestyle.

Land



Extending to approximately seven acres, the land at Little Blakelow Farm offers an exceptional opportunity to enjoy a true countryside lifestyle. Divided into a series of paddocks, the grounds have been thoughtfully rewilded by the current owners to encourage biodiversity and create a haven for wildlife. Features include a wildlife pond, extensive tree planting and natural habitat areas, all combining to create a beautiful and environmentally rich landscape.

The stock-proofed paddocks comprise predominantly grassland which, if desired, could easily be returned to productive grazing, making them ideally suited to equestrian pursuits, smallholding interests or the keeping of livestock. The gently rolling land enjoys a peaceful setting and stunning views across the surrounding Staffordshire Moorlands countryside, providing both practicality and immense natural beauty. Whether utilised for horses, smallholder farming, conservation projects or simply enjoyed as a private rural retreat, the land forms a wonderful extension of this charming country residence.

Barn

45'5" x 30'0" (13.85 x 9.15)



Steel framed barn with two sliding access doors to the side aspect fitted with two internal stables together with power, light and water sources.

Agents Notes

Tenure: Freehold

Services: Mains electricity and water connected. Oil fired central heating. Septic tank drainage.

Council Tax: Staffordshire Moorlands Band F

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?

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 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.

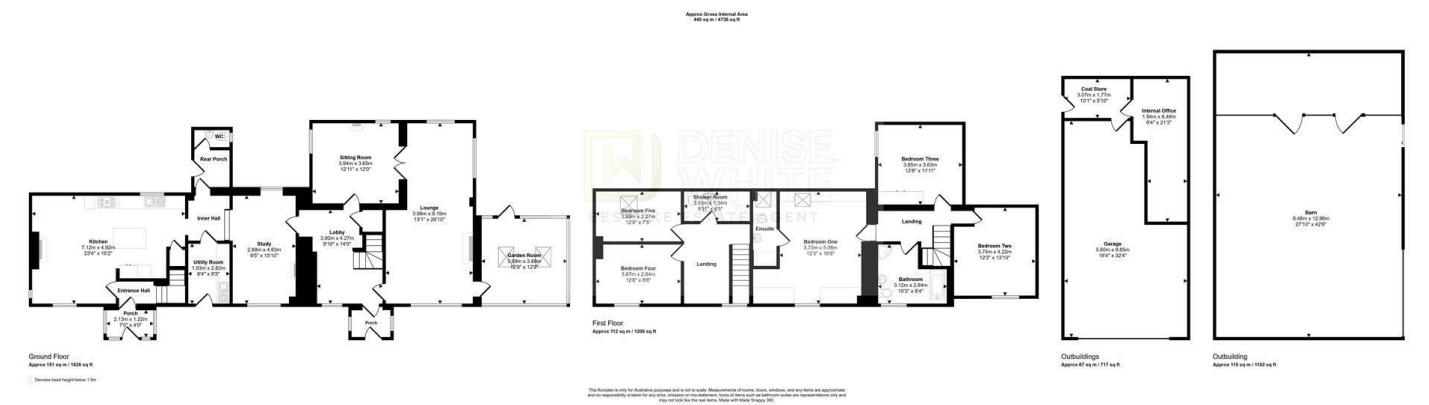
Do You Need A Mortgage?

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

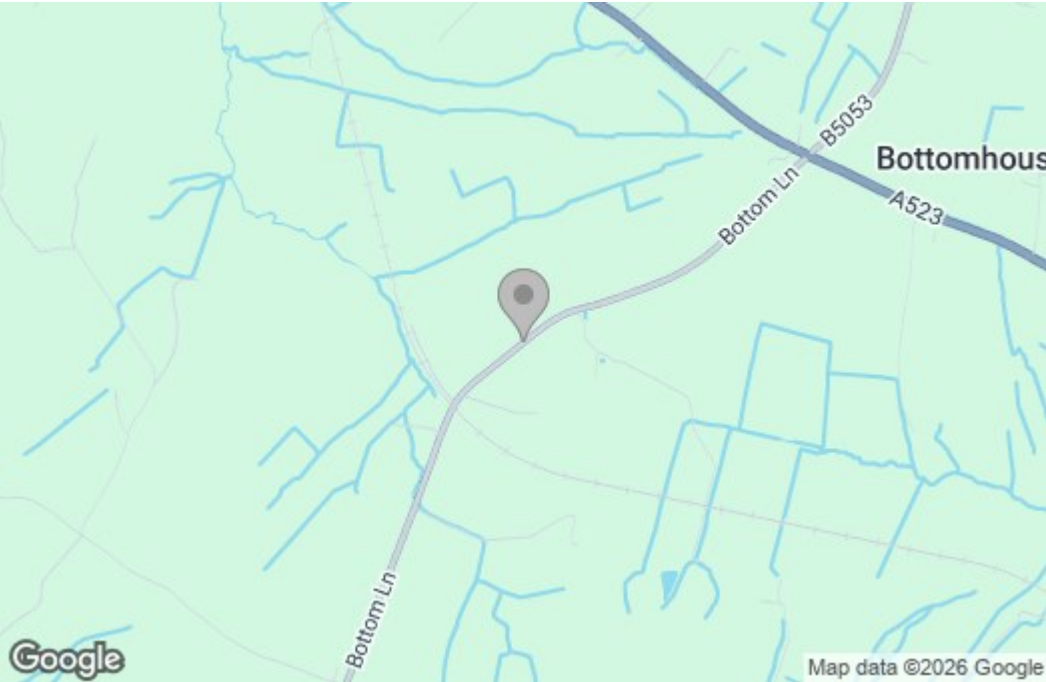
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

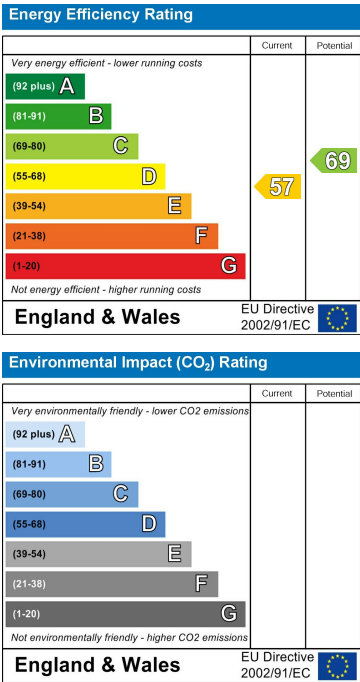
Floor Plan



Area Map



Energy Efficiency Graph



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.