



The Hermitage

A Historic Courtyard Estate

Five Centuries of History — A Home for Modern Living

Ipstones Bank, Staffordshire, ST10 2HQ Offers over £1,400,000

Key Features

- Grade II Listed farmhouse (500+ years)
- Approx. 3 acres of gardens and pasture
- Four holiday cottages within converted barn
- Two additional detached cottages
- Traditional barns and outbuildings
- Open-sided entertaining barn
- Stunning views across the Churnet Valley
- Private driveway and secluded setting

Set within approximately three acres of landscaped gardens and pasture, The Hermitage offers far more than a home — it presents a distinctive lifestyle defined by space, privacy, heritage, and opportunity.

This distinguished Grade II listed stone residence forms part of a historic courtyard estate of exceptional heritage value. Carefully restored by the current owners, the property successfully blends traditional craftsmanship with modern living and includes a substantial farmhouse, four individual cottages, a Lodge house, and a detached single storey cottage.

Situated within a picturesque rural landscape, The Hermitage is approached via a long private driveway that leads to an impressive central courtyard, where a feature fountain forms an attractive focal point. The arrangement of the buildings around this central space creates a strong sense of cohesion and continuity, reflecting centuries of thoughtful development and use.

The Farmhouse



The principal residence stands at the heart of The Hermitage, combining historic heritage with generous and highly flexible living space arranged across three floors.

Entry is through a welcoming entrance hall leading to a spacious breakfast kitchen designed to support both everyday living and informal dining. The ground floor also provides a selection of reception rooms, including a sitting room centred around a traditional inglenook fireplace, a formal dining room,

and a versatile study or snug with direct access to the gardens.

The first floor provides four well-proportioned double bedrooms, three of which benefit from ensuite facilities, together with a family bathroom. Further space is arranged across the second floor, where a series of spacious attic rooms offer flexibility for additional bedrooms, home working, hobbies, or recreation.

Throughout the farmhouse, original features including exposed beams, mullion windows, and historic detailing reflect the building's long heritage, while the overall layout provides practical and adaptable living suited to modern family life.



Breakfast Kitchen

13'4" x 16'3" (4.07m x 4.97m)



A one-and-a-half bowl sink with central mixer tap is positioned beneath windows overlooking the front garden, allowing natural light to enhance the workspace while maintaining a pleasant outlook. Stylish quartz worktops provide both durability and elegance, while a wall-mounted radiator ensures year-round comfort within this practical and sociable room.

The breakfast kitchen is fitted with an extensive range of floor and larder units, complemented by integrated appliances including a fridge, freezer, and dishwasher. A designated cooking area provides space for a range-style cooker, enhanced by a feature tiled wall and twin wall lights that frame the cooking space and create a striking visual focal point.



Lounge

15'1" x 18'11" (4.6m x 5.52m)



Windows to the rear and side aspects allow natural light to enter from multiple directions, highlighting the exposed beam work and traditional finishes. Further features include wall lighting, exposed timber detailing, attractive wooden flooring, and a radiator, combining historic features with everyday comfort.

The lounge provides a warm and inviting setting, centred around an impressive open inglenook stone fireplace with a substantial beam mantel and raised hearth, creating a striking focal point within the room.

Exposed ceiling beams and timber detailing throughout reinforce the sense of heritage, while fitted shelving within the fireplace surround adds both practicality and visual interest.



Dining Room

14'9" x 13'11" (4.50m x 4.24m)



substantial dining table, while decorative wall finishes and soft lighting enhance the overall sense of comfort and style.

Ideally positioned within the farmhouse, the dining room forms a natural gathering space for family occasions and social entertaining, combining practicality with a welcoming countryside outlook

The dining room provides an inviting and elegant setting suited to both everyday meals and formal entertaining. A large window overlooks the gardens and enjoys attractive views across the Churnet Valley, allowing natural light to fill the space while creating a beautiful seasonal backdrop.

A traditional Aga log -burning stove is set within a stone surround, forming a charming focal point that adds warmth and atmosphere during cooler months. The room offers generous proportions, comfortably accommodating a



Snug/Garden Room



With French doors set beneath an exposed beam opening directly onto the rear gardens, creating a seamless connection between indoor and outdoor living. The room features exposed timber-style flooring. Conveniently positioned with access through to the dining room, this inviting space is ideally suited for relaxed seating or informal gatherings, while enjoying easy access to the gardens beyond. wall lighting and ceiling spotlights that enhance both practicality and atmosphere.

Shower Room



The shower room is fitted with a low-level W.C., vanity wash hand basin with storage beneath, and a shower cubicle. A heated towel rail adds comfort, while part-tiled walls and inset spotlighting create a clean and practical finish.

A window to the side aspect provides natural light, and a useful storage cupboard offers additional space for household essentials.

Laundry Room

10'0" x 9'0" (3.05m x 2.74m)



The laundry room provides a practical and well-equipped space designed to support the day-to-day running of the farmhouse. Fitted with a base unit incorporating an integrated sink and drainer, the room offers plumbing for a washing machine together with ample space for additional white goods.

Inner Hallway



A window to the front aspect allows natural light into the room, while extensive shelving provides excellent storage for household essentials.

The inner hallway forms a central link within the farmhouse, combining practicality with characterful detail. Exposed timber-style flooring and a contemporary wall-mounted radiator create a welcoming transition between the principal living spaces, while a

Upper Hallway



Stairs rise from the inner hallway to a characterful first-floor landing, where exposed timber beams and traditional detailing create an immediate sense of the farmhouse's historic origins. The upper hallway retains the charm and individuality expected of a period home, with architectural features that add warmth and authenticity throughout the space.

Bedroom One

18'2" x 17'10" (5.54m x 5.44m)



The principal bedroom is a generously proportioned and beautifully presented room, offering ample space for both sleeping and seating areas, creating the feel of a private suite within the farmhouse. Dual aspect windows to the rear and side elevations allow natural light to flow into the room while providing attractive outlooks across the surrounding gardens and countryside.

Character features are showcased throughout, with exposed beams to both the ceiling and feature wall adding warmth and authenticity,

Bedroom Two

13'10" x 11'8" (4.22 x 3.58)



A well-presented double bedroom enjoying garden-facing views and excellent natural light. The room offers comfortable proportions with space for freestanding furniture and benefits from direct access to a modern en-suite shower room, providing convenient private facilities.

Bedroom Three

12'3" x 15' (3.73 x 4.57)



A comfortable double bedroom featuring exposed ceiling beams and a front-facing window providing natural light. The room includes a fitted vanity wash hand basin with storage beneath and benefits from its own en-suite shower room, creating a practical and private space ideal for guests or family use.

Bedroom Four

13'8" x 12'9" (4.17m x 3.89m)



This attractive double bedroom enjoys a peaceful outlook over the charming central courtyard, with a wide window allowing natural light to fill the room throughout the day. Generous proportions provide ample space for freestanding furniture, creating a comfortable and relaxing setting.

Family Bathroom



A beautifully appointed bathroom featuring a roll-top freestanding bath with clawed feet and central tap, twin his and hers vanity wash hand basins, and a spacious walk-in shower cubicle with overhead and handheld fittings. Exposed ceiling beams, timber-style flooring and a rear-facing window enhance the room's character, while a heritage style radiator with towel rail and useful storage cupboard complete the space.

Second Floor Accommodation

Attic rooms could be utilised extra bedroom/offices, a home gym or simply a large storage space.

Attic Room - Office



A spacious and versatile attic room featuring exposed beams and timber-style flooring, offering excellent additional living or working space. The room provides generous proportions ideal for use as a home office, hobby room or studio, with natural light enhancing the open feel of the space.

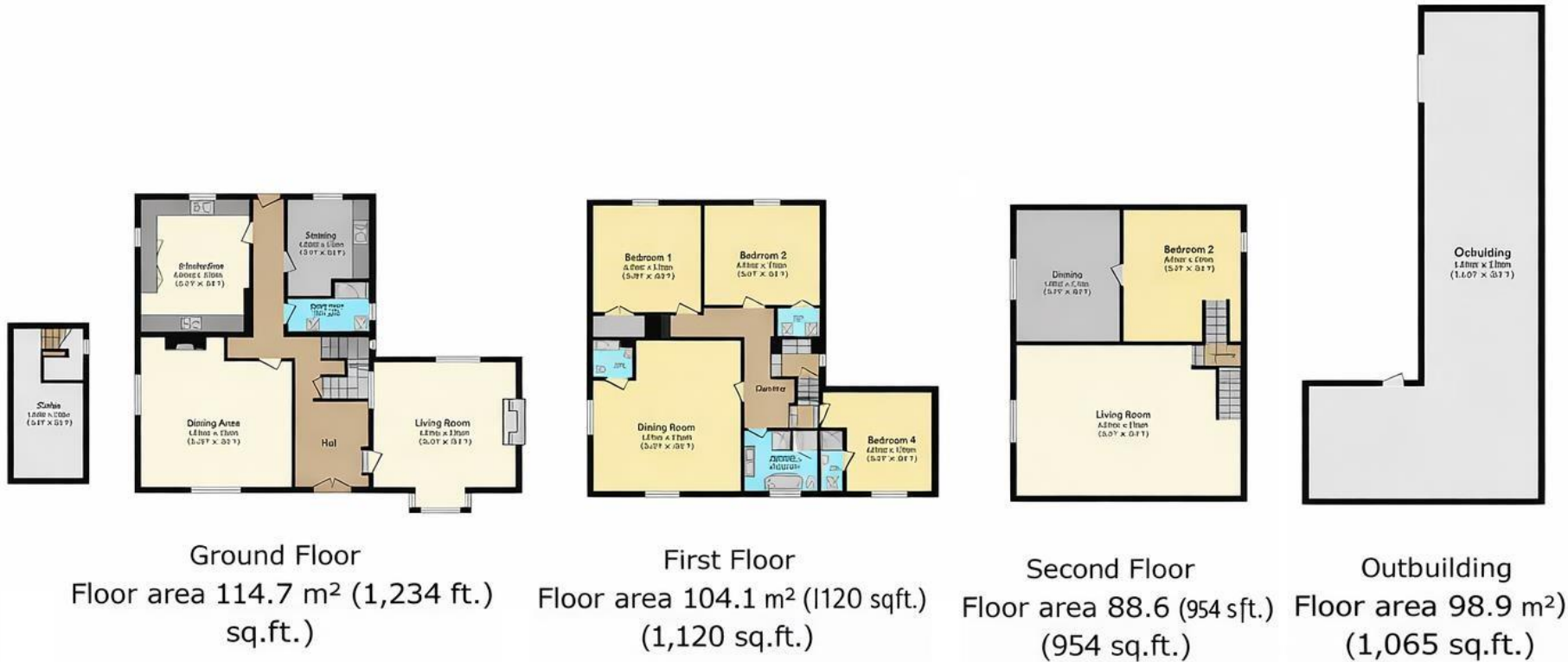
Attic Room – Gym



A spacious and characterful attic room featuring exposed timber beams and a skylight window providing natural light. The generous proportions offer flexible space ideal for use as a home office, studio, hobbies room or additional living area.

Farmhouse Floor Plan

The farmhouse offers well balanced accommodation arranged over multiple floors, with further outbuildings adding more flexibility.



TOTAL: 421.1 m² (4,533 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

Outside

The immaculately maintained gardens envelop the property, offering a breath-taking backdrop of the picturesque countryside. A delightful seating patio area, conveniently accessible from the house, provides the perfect spot to relax, read, socialise, or tend to the flower and shrub borders. From this vantage point, one can admire the expansive gardens and surrounding land, commanding an impressive view. The gardens themselves feature primarily lush lawns, interspersed with a charming, wooded area and a paddock. Adding to the allure of the property is a



fascinating historical Icehouse nestled within the gardens.

Overall, the gardens and grounds surrounding the property are beautifully maintained, providing a stunning setting for outdoor activities and relaxation.

The established accommodation layout offers potential for continued holiday letting, multi-generational living, or lifestyle-based income, subject to the necessary consents.



The Cottages

Converted Barn – Comprising Four Individual Cottages

Positioned opposite the main farmhouse and forming an integral part of the historic courtyard setting, this Grade II listed stone and tiled former farm building has been thoughtfully and sympathetically converted to create four individual cottages.

Set along the edge of the courtyard, the building retains its traditional form and architectural heritage while providing a four well-appointed, cottages suited to guest use, holiday letting, or multi-generational living.

The cottages, known as The Coach House, Pump House, The Smithy, and Anvil Cottage, each offer their own distinctive style



and identity, while the building itself remains a striking feature within the courtyard. The conversion has been undertaken with careful respect for the building's historic fabric, preserving original features while enhancing comfort and usability. Adjoining the rear of the cottages is a substantial traditional barn, measuring approximately 20 metres by 6 metres, providing valuable additional space with potential for a wide variety of uses, subject to the necessary consents.

Together, these cottages — complemented by the adjoining barn — form an attractive and highly flexible element of the estate, supporting both lifestyle enjoyment and potential income generation.

The Coach House



A two bedroomed cottage.

The ground floor includes an entrance hall leading to a dining kitchen, together with a versatile sitting room and a shower room.

To the first floor are two large en-suite bedrooms, one master bedroom featuring a vaulted ceiling and a double bedroom.



The Pump House



A two bedroomed cottage.

The ground floor includes an entrance hall leading to a dining kitchen, together with a comfortable sitting room with a shower room.

To the first floor are two further double bedrooms, both benefiting from en-suite facilities.



The Smithy



A two bedroomed cottage.

The ground floor includes an entrance hall leading to a kitchen, together with a comfortable sitting/dining area room and a shower room.

To the first floor are two further double bedrooms, both benefiting from en-suite facilities.



Anvil Cottage



One bedroomed cottage.

To the ground floor it includes an entrance hall leading to a lounge and dining area with kitchenette, centred around a log-burning stove that creates a warm and atmospheric focal point.

To the first floor is a double bedroom, benefiting from en-suite facilities.



A particularly attractive feature of Anvil Cottage is the Juliet balcony, which enhances natural light and adds to the cottage's individual appeal.



The Cottages Floorplan



Hermitage Lodge



An associated outbuilding houses the oil-fired central heating boiler, supporting the property's services.

Hermitage Lodge forms a useful additional dwelling within the estate, enhancing its flexibility and overall appeal.

This Hermitage Lodge is a two bedroomed cottage traditional stone and tiled former farm building situated adjacent to the yard area and next to the main driveway. Previously utilised as holiday let accommodation, the property is currently let on an Assured Shorthold Tenancy, offering flexibility for continued residential or guest use.





The internal accommodation at Hermitage Lodge is arranged over two floors

To the ground floor, the property comprises a dining kitchen, together with a bathroom and a spacious master bedroom.

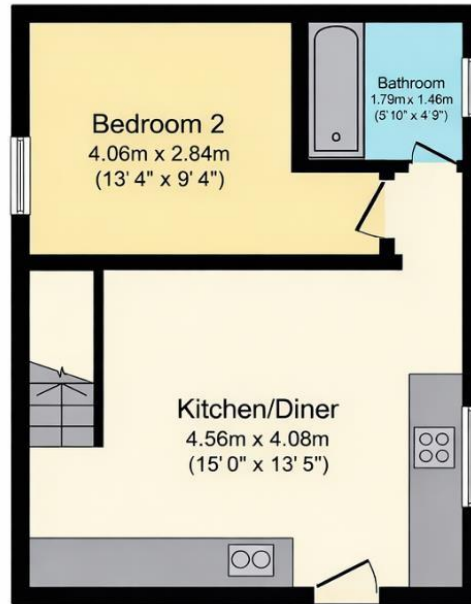
To the first floor, there is a comfortable lounge together with a twin bedroom, creating a flexible layout.



The layout offers practical and adaptable accommodation, making Hermitage Lodge a useful and versatile additional dwelling within the estate.



Hermitage Lodge Floor Plan



Ground Floor

Floor area 36.0 m² (388 sq.ft.)



First Floor

Floor area 36.0 m² (388 s.ft.)

TOTAL: 72.1 m² (776 sq.ft.)

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Ruelow Cottage

Ruelow Cottage is a charming two bedroomed stone and tiled property positioned at the upper end of the yard, enjoying an elevated setting within the estate with far reaching views across the surrounding countryside. Constructed in traditional materials that complement the historic character. The cottage forms an attractive and well integrated part of the overall setting.

The property benefits from its own private garden, providing a pleasant



outdoor space ideal for relaxation and enjoying the exceptional views. Its position offers both convenience and a sense of privacy, while remaining easily accessible from the driveway and wider grounds.

Ruelow Cottage represents a particularly appealing additional dwelling within the estate, combining traditional character with an attractive outlook and private outdoor space, contributing further to the versatility of the property.



The internal accommodation at Ruelow Cottage provides comfortable and well arranged living space suited to both family occupation and guest use.

The property briefly comprises a kitchen/dining room, offering a practical and sociable space for everyday living, together with a comfortable living room

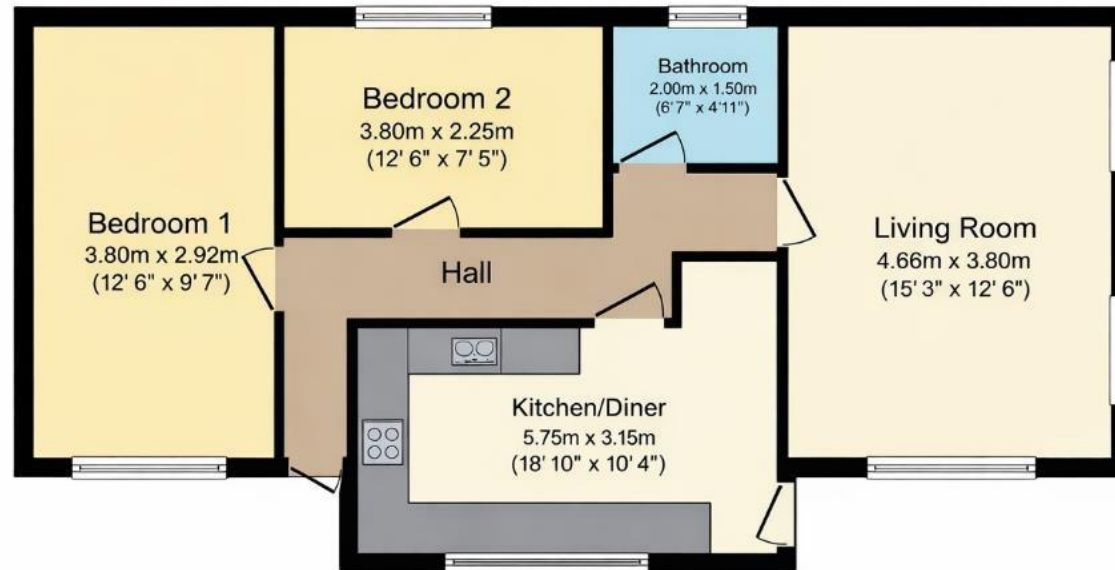
featuring an open fire, creating a warm and characterful focal point within the cottage.



The accommodation also includes two well proportioned bedrooms and a bathroom, providing flexible and well-balanced living space. The layout complements the cottage's attractive position and peaceful setting within the estate.



Ruelow Floor Plan



Floor Plan

Floor area 65.3 m² (703 sq.ft.)

TOTAL: 65.3 m² (703 sq.ft.)

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Entertaining and Socialising Area

An impressive open-fronted barn provides a versatile covered social and entertainment space, thoughtfully arranged to suit both adults and children.

Positioned within the grounds, this adaptable structure offers shelter and year-round usability, creating a natural focal point for relaxation, gatherings, and shared activities.

The barn has been arranged to include defined seating and social areas, providing an inviting environment for informal entertaining,



games, and communal use. A dedicated children's play area offers a safe and enjoyable space for younger visitors, enhancing the property's strong family appeal.

To one side of the barn is a secure workshop area, offering valuable storage and workspace suitable for maintenance, hobbies, or operational support for the wider estate.

This highly practical structure adds a distinctive lifestyle feature to the property, supporting both leisure and functional needs

Static Caravan



A four-berth static caravan connected to mains services and drainage provides additional flexible living space suitable for guest use, staff accommodation, or ancillary purposes.

Its presence offers further adaptability within the estate, supporting a variety of practical or lifestyle needs.

Lands and Grounds



The Hermitage is set within just over three acres of land, offering a varied and attractive mix of pasture, gardens, and recreational areas that enhance both the lifestyle and practical appeal of the estate.

The land includes an area of pasture incorporating an older timber agricultural building, offering potential for agricultural or associated uses, subject to the necessary consents.

A secure fenced enclosure, previously used for the keeping of chickens and goats, provides further opportunity for smallholding interests or hobby farming.

Surrounding the buildings are several lawned garden areas that create inviting spaces for relaxation and outdoor enjoyment. Children's play facilities further enhance the suitability of the



grounds for family living or guest occupation.

One of the defining features of the estate is its spectacular far-reaching views across the Churnet Valley, providing an impressive and ever-changing backdrop that enhances the setting throughout the seasons.

Overall, the grounds combine practicality with lifestyle appeal, supporting a wide range of uses including leisure, smallholding activities, and outdoor recreation.

Lifestyle and Business Opportunity

The Hermitage offers a rare opportunity to combine exceptional country living with established lifestyle and income potential.

The existing arrangement of cottages and additional dwellings provides flexibility for continued holiday letting, multi-generational living, or guest accommodation, depending on individual requirements and subject to any necessary consents.

The current layout has been successfully utilised to support guest stays and independent occupation across multiple buildings, demonstrating the estate's ability to function as both a private residence and a lifestyle-led enterprise.

This combination of residential comfort and operational flexibility creates a highly adaptable environment suited to a wide range of uses, including:

- Continued holiday cottage operation
- Multi-generational family living
- Guest accommodation
- Lifestyle-based business opportunities, including Camping, Glamping, Equestrian
- Smallholding or rural lifestyle pursuits
- Longer-term rentals

The established infrastructure across the estate supports practical day-to-day management while maintaining the privacy and enjoyment of the principal residence.

Further information regarding the current operational use of the cottages can be made available to interested parties upon request.

Video Information

Video = [Hermitage farm](#)

Virtual Tour = <https://kuula.co/share/52v6n/collection/7Kkv6>

Titles

The site is split into two different titles. The funding for the site can therefore be divided into two categories to ensure proper allocation of funds. The purchase price breakdown consists of £925,000 for the Hermitage and £475,000 for the cottages, Hermitage Lodge and Ruelow. Detailed title plans are available.

Agents Notes

Services -Oil fired central heating and Septic Tank There is a public right of way footpath in the grounds. Grade II Listed EPC ratings G, E and E.
Local Authority - Staffordshire Moorlands District Council