

# Back Lane

Calton, Stoke-on-Trent, ST10 3JX

John German



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£325,000

Four-bedroom cottage in a Peak District village, with two reception rooms and modern shower room. Front garden, plus separate garden plot with parking, garage, and shed. No upward chain. A home with character and potential.

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Pales Corner is a four-bedroom cottage located within the Peak District National Park. The property offers well-proportioned accommodation including two reception rooms and a recently fitted modern ground floor shower room. While modernisation is required, it presents a strong opportunity for a couple or family looking to create a home to their own taste in a desirable village setting.

To the front of the property is a beautifully presented garden, offering an attractive outlook and useful outdoor space. A short walk from the property is an additional garden plot, which includes a driveway providing off-street parking, a single detached garage, timber shed, and a vegetable plot/planting area. This space also offers potential for further use or development, subject to the necessary planning permissions. Offered with no upward chain, Pales Corner combines character, space, and potential in a sought-after Peak District location.

Calton is a small rural village located in the Staffordshire Moorlands, within the Peak District National Park, surrounded by open countryside and farmland. It offers a quiet, village setting while still being within reach of nearby towns such as Ashbourne, Leek, and Cheadle. The area is known for its access to walking routes and suited to those seeking a peaceful, countryside environment with good access to outdoor leisure opportunities.

A uPVC front door opens into the entrance porch, which leads through a wooden door into the reception dining room.

The dining room includes a staircase to the first floor with a useful understairs storage cupboard. A large fireplace with oak lintel and tiled hearth houses an oil-fired burner that also controls the central heating. There is also access to the electric consumer unit, with an opening leading into the kitchen and an opening through to the sitting room.

The sitting room is a generously sized reception space featuring an open fire, exposed beams, and uPVC windows to the front.

The kitchen is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with drainer, and a chrome mixer tap with tiled splashbacks. There is a range of base cupboards, appliance space and plumbing for a dishwasher and fridge, as well as space for a freestanding oven with four-ring electric hob and extractor fan over. Matching wall-mounted units provide additional storage. A door leads from the kitchen into the ground floor shower room.

The modern and recently fitted shower room is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low flush WC, and a large double shower enclosure with an electric shower and rainfall shower head. Additional features include chrome ladder-style towel rail, built-in cupboards with appliance space and plumbing for a washing machine, and an airing cupboard housing the hot water tank. An electric extractor fan is also installed.

On the first floor, the landing provides access to all four bedrooms.

The first floor offers four bedrooms in total. Bedrooms one and two are both doubles, with bedroom two featuring a useful overstairs storage cupboard. Bedrooms three and four are generously sized singles; bedroom three also includes overstairs storage, while bedroom four benefits from fitted wardrobes and additional built-in cupboards.

To the front of the property is a well-maintained and attractively presented garden, featuring block-paved seating areas, a laid lawn, and mature herbaceous and flowering borders enclosed by a stone wall. A coal bunker is also located here. A separate outbuilding provides additional storage with power and lighting, suitable for use as a garden store or workshop.

A short walk from the property is an additional garden plot which includes a driveway providing off-street parking, a single detached garage, a timber shed, and a vegetable plot area. This space offers potential for further development, subject to the necessary planning permissions.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive & garage situated a short walk from the property

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil & multi fuel

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B

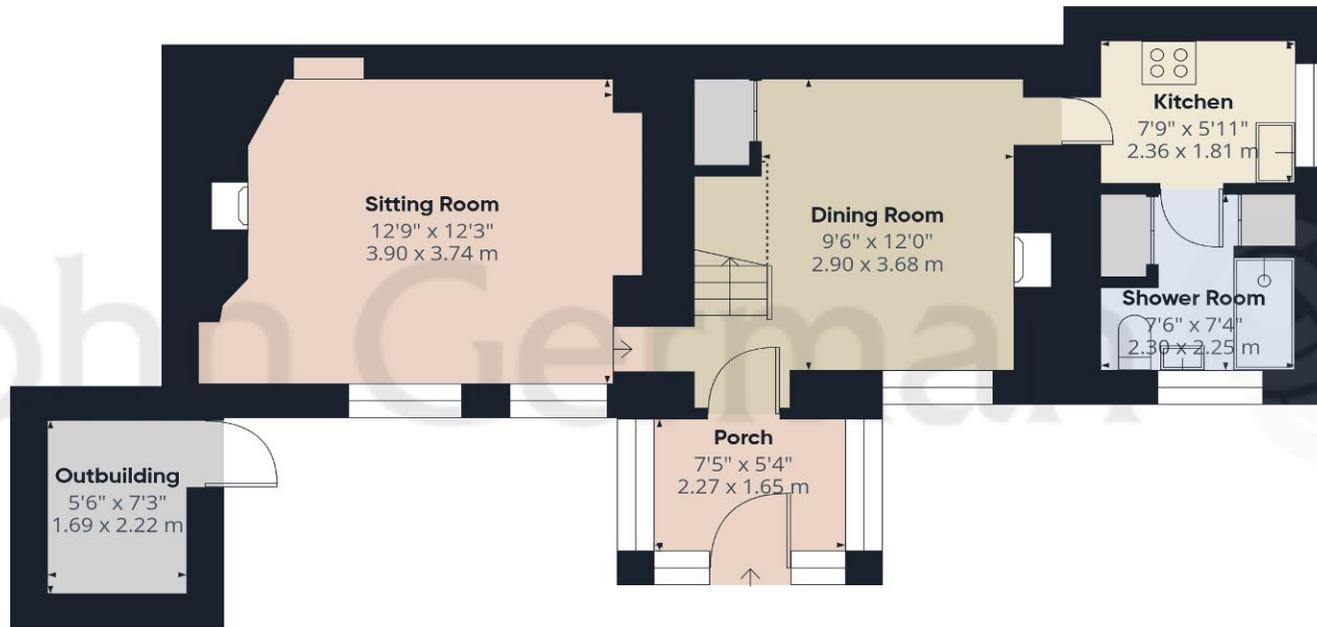
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

**Our Ref:** JGA/11092025

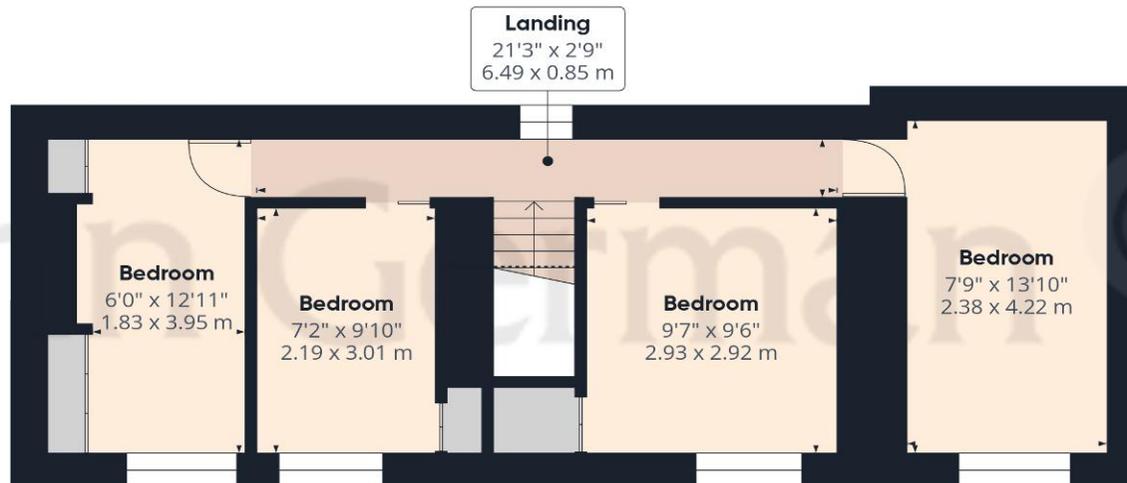
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

963 ft<sup>2</sup>

89.4 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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