

# Back Lane

Calton, Stoke-on-Trent, ST10 3JX



Detached stone property in a sought-after Peak District village, offering three bedrooms including a ground floor ensuite, two reception rooms, dining kitchen and utility. Large driveway, store, terraced garden with views and workshop. Requires modernisation.

**Auction Guide Price £275,000**



**John German**

Stonewood, Calton is a detached stone-built property set within a well-regarded village location in the Peak District National Park. The accommodation is arranged to offer flexibility, with a ground floor bedroom benefiting from an ensuite, alongside a separate shower room. There are two reception rooms providing distinct living and sitting areas, as well as a dining kitchen with an adjoining utility room. To the first floor are two further bedrooms, making the layout suitable for a range of needs, including those seeking adaptable living space.

Externally, the property is approached via a large driveway offering ample off-street parking, together with an attached store. To the rear, a spacious terraced garden enjoys elevated views over the surrounding area. A notable feature is the 'underground' workshop space, providing additional storage or potential for hobby use. The property offers versatile accommodation and presents an opportunity for modernisation, making it well suited to buyers looking to update and personalise a home in a sought-after Peak District setting.

A wooden entrance door leads into a porch with useful storage space and a built-in cupboard, with a further door opening into the dining room. The dining room features a stone hearth and provides access to the ground floor bedroom, dining kitchen, and a sliding door leading into a lean-to greenhouse. The ground floor bedroom is a spacious double room with the benefit of an ensuite, comprising a pedestal wash hand basin, low-level WC, and bath with mains shower over.

The dining kitchen is fitted with rolled-edge work surfaces incorporating a stainless steel sink with drainer and mixer tap, tiled splashbacks, and a range of base and wall-mounted units. There is space for a freestanding range-style cooker and additional white goods, with a door leading through to the utility room. The utility room offers further storage cupboards, a stainless steel sink with drainer and mixer tap, plumbing for a washing machine, and access to both the front and rear of the property. Doors from the utility room lead to the shower room and the sitting room.

The sitting room is a well-proportioned reception space featuring a fireplace with stone hearth, useful understairs storage, and a staircase rising to the first floor. The first floor landing provides access to two further double bedrooms, both of good size.

There is also the potential to convert the loft, subject to the necessary planning permissions/consents.

The property is sold as seen and the contents are to be cleared by the purchaser.

Externally, the property is approached via a large driveway providing ample off-street parking. To the front, there is a small lawned garden area with a dry stone wall surround.

To the rear, the garden is arranged over different levels, with a lower section including a pond. Steps lead up to a further terraced and elevated garden area, which includes space for seating and a greenhouse. The property also includes an 'underground' workshop space, providing useful storage or space for hobbies.

**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:** Standard

**Parking:** Off street parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:** FTTC - 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 C

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

**Our Ref:** JGA/16042026

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#### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

#### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

#### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Ground Floor

Approximate total area<sup>(1)</sup>  
110.9 m<sup>2</sup>  
1192 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	24 F	
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

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#### Referral Fees

**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.

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