

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.

£300,000

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 an 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

Our Ref: JGA/16042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
110.9 m²
1192 ft²

(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.

GIRAFFE360





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		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

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

01335 340730

ashbourne@johngerman.co.uk

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 and Messrs. John German nor any person employed has any authority to 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.

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.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent