DENISE WHITE™
BESPOKE ESTATE AGENT









Pales Corner Back Lane, Calton, ST10 3JX

Guide price £275,000

** GUIDE PRICE £275,000 to £300,000 **

"A house should be a home, not merely a place to live" ~ John Ruskin

A charming traditional stone-built semi-detached cottage, believed to date back to the 1840s, occupying a beautiful position within the Staffordshire Moorlands village of Calton. Pales Corner retains a wealth of original character, including exposed beams and stone, an open fireplace and oil fired stove, together with spacious four-bedroom accommodation. Now requiring some modernisation, the property offers an exciting opportunity to create a wonderful period home, with front gardens and an additional parcel of land just a short walk away, offering further garden, allotment or parking potential.

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

Tucked away within the picturesque Staffordshire Moorlands village of Calton, Pales Corner is a home with a story to tell. Believed to date back to the 1840s, this traditional stone-built semi-detached cottage is rich in period character, with exposed stone walls, timber beams, an open fireplace and oil fired stove all adding to its unmistakable charm. While the property would now benefit from some modernisation, it offers a rare opportunity to take a much-loved piece of local history and thoughtfully shape it into a home for modern-day living.

Occupying a modest plot, the property enjoys a pleasant position within the village, with gardens to the front and, particularly usefully, an additional parcel of land just a short stroll down the lane. Formerly an allotment, this versatile space could become an extension of the cottage gardens, a productive kitchen garden, an allotment once again, or provide valuable additional parking.

Inside, the accommodation is spacious and characterful, with a warm and welcoming atmosphere that is immediately apparent on entering the property. An entrance porch opens into the dining room, a cosy and inviting space centred around a feature exposed stone fireplace housing an oil fired stove. A window to the front aspect overlooks the garden, while doors lead through to the lounge and kitchen and stairs rise to the first floor.

The lounge is a generous yet wonderfully cosy room, again showcasing the property's original character through exposed stone and timber beams, together with an open fireplace. It is a room that lends itself perfectly to relaxing evenings gathered around the fire, particularly on chilly winter nights.

At the far end of the property, the kitchen provides a compact and practical workspace and leads through to a modern shower room, which has been refitted in recent years. The shower room features a useful walk-in shower with rainfall shower head, low-level WC and pedestal wash hand basin.

To the first floor, the landing gives access to four bedrooms. Three are well-proportioned double bedrooms, each enjoying views over the front garden, while the fourth is a generous single room which could readily serve as a home office, nursery or child's bedroom.

Outside, the front gardens are predominantly laid to lawn and complemented by paved pathways and patio seating areas, with mature shrubs and bushes providing a pleasant, established feel. A useful stone-built garden store provides additional storage.

A short walk down the lane, the additional parcel of land offers an unusual and highly versatile asset. Previously cultivated as an allotment, it could be brought back into use for growing homegrown fruit, vegetables and flowers, incorporated into a larger garden area, or utilised for additional parking.

The village of Calton is a peaceful and quaint rural community surrounded by the beautiful Staffordshire Moorlands countryside. Nearby Waterhouses provides a useful range of everyday amenities, including local shops, eateries, a nursery and primary school, as well as its own swimming pool. The market towns of Leek, Cheadle and Ashbourne are also within easy reach, providing a broader selection of shopping, leisure and recreational facilities.

With its historic origins, wealth of original features, generous accommodation and unusual additional parcel of land, Pales Corner presents an increasingly rare opportunity to acquire a genuine period cottage with plenty of scope to make it your own.

Location



Calton is a small and peaceful Staffordshire Moorlands village, surrounded by some of the area's most beautiful countryside. Its rural setting makes it particularly appealing to those looking for a quieter pace of life, with a wealth of footpaths and open countryside close at hand and the wider Peak District landscape on the doorstep. The nearby Manifold Way and surrounding countryside provide excellent opportunities for walking and cycling, while the area is also well placed for exploring the Peak District National Park and the Churnet Valley.

For everyday amenities, the nearby village of Waterhouses is particularly convenient, offering local shops, places to eat, community facilities and a swimming pool. Waterhouses is also home to Waterhouses CE Primary Academy and Nursery, providing education for children from nursery through to primary age.

The surrounding area provides a choice of further schooling, with primary schools available in neighbouring villages and towns, while secondary education and a wider range of independent schooling can be found within the surrounding Staffordshire and Derbyshire area. Transport links also benefit from community services, with the Moorlands community minibus serving Calton and surrounding villages.

The market towns of Leek, Cheadle and Ashbourne are all within easy reach, providing a broader range of shops, supermarkets, independent businesses, cafés, restaurants, leisure facilities and professional services. Together with the surrounding countryside and easy access to the Peak District, Calton offers a genuinely rural lifestyle without feeling isolated.

Why We Love This Home!

There is something particularly special about Pales Corner. Its peaceful position in the beautiful village of Calton, together with its traditional stone construction and wealth of original character, gives the property a warmth and charm that is difficult to recreate. We love that so much of the character remains, from the exposed stone and beams to the fireplaces, while the house also offers the opportunity to update and improve it over time. With four bedrooms, a lovely rural setting and that additional piece of land, there is plenty of flexibility to create a home that feels entirely your own.

Entrance Porch

7'2" x 5'4" (2.20 x 1.64)



Dining Room

12'9" x 11'11" (3.91 x 3.64)



Lounge

16'9" x 12'2" (5.13 x 3.72)



Kitchen

7'4" x 5'8" (2.24 x 1.74)



Shower Room

7'1" x 5'2" (2.16 x 1.58)



First Floor Landing



Bedroom One

13'10" x 7'7" (4.24 x 2.33)



Bedroom Two

9'9" x 9'8" (2.98 x 2.97)



Bedroom Three

12'8" x 7'10" (3.88 x 2.39)



Bedroom Four

9'8" x 7'1" (2.96 x 2.16)



Outside



The property enjoys a modest yet pleasantly established garden to the front, predominantly laid to lawn and complemented by paved pathways and patio seating areas. Mature shrubs and bushes provide a good degree of privacy and soften the boundaries, while a useful stone-built garden store provides practical outdoor storage.

Additional Land



A particularly appealing and unusual feature is the additional parcel of land included within the sale, situated just a short walk from the property down the lane. Formerly used as an allotment, the land offers excellent flexibility and could be reinstated as a productive growing area, used to extend the garden, or provide additional off-road parking. For those who enjoy gardening, it offers the opportunity to grow fruit, vegetables and flowers and make the most of the peaceful rural surroundings.

Agents Notes

Tenure: Freehold
Services: Mains water, electricity and drainage connected. Oil fired central heating.
Council Tax: Staffordshire Moorlands Band
No chain involved with the sale

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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

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?

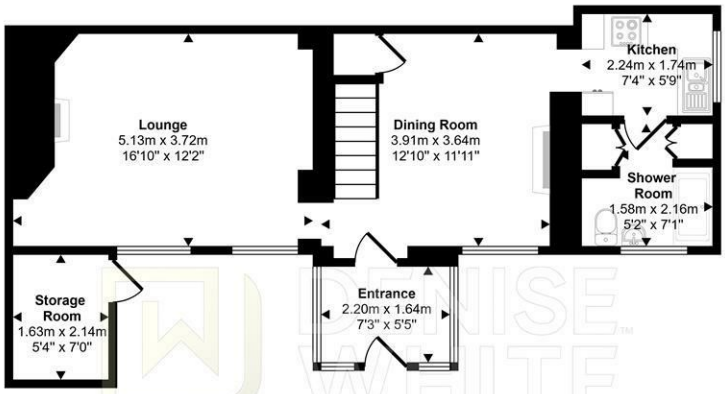
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

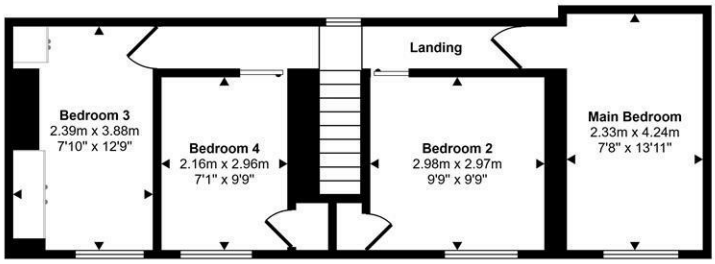
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 54 sq m / 576 sq ft



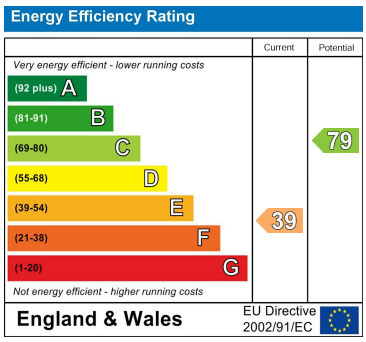
First Floor
Approx 47 sq m / 508 sq ft

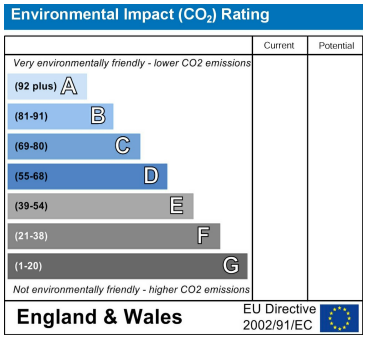
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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