



## Back Lane Farm Back Lane, Leek, ST13 7SZ

**£795,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"To sit in the shade on a fine day and look upon verdure is the most perfect refreshment" ~ Jane Austen

Back Lane Farm is a beautifully romantic stone-built cottage dating back to circa 1800, occupying an idyllic position on the edge of Butterton with breathtaking uninterrupted countryside views. Set within approximately two acres of gardens and paddock land, the property also includes the exceptional Piggledy Cross Barn; a stunning converted shippon now providing luxurious one-bedroom holiday accommodation with proven income potential. Full of original character and charm throughout, the farmhouse blends cosy cottage living with versatile outdoor spaces including hot tubs, entertaining terraces and a stable paddock. An incredibly rare opportunity to enjoy a peaceful rural lifestyle whilst benefiting from established holiday let and home boarding income streams.

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## Denise White Estate Agents Comments

Tucked away on the edge of the picturesque village of Butterton, surrounded by breathtaking uninterrupted countryside views, Back Lane Farm is a truly enchanting stone-built cottage dating back to circa 1800. Set within approximately two acres of beautifully maintained grounds, complete with manicured gardens, three paddocks and timber stable, this charming country home is further enhanced by the most exceptional converted shippon; Piggledy Cross Barn – a luxurious one-bedroom holiday retreat finished to an impeccable standard whilst retaining a wealth of original character and charm. Having operated successfully as a holiday let in recent years, the barn offers exciting versatility for a range of future uses, subject to the necessary consents.

A gentle winding pathway leads to the farmhouse, where the warmth and romance of this delightful home become immediately apparent. Entering through the traditional cottage-style kitchen, you are greeted by a beautifully atmospheric space featuring a collection of freestanding units alongside an oil-fired Stanley range. Low ceilings, exposed beams and softly twinkling fairy lights create a magical and welcoming heart to the home, evoking the timeless charm of a quintessential country cottage. Doors lead through to a practical utility room and downstairs WC, whilst the kitchen also opens into the cosy lounge; a wonderfully inviting room centred around a striking stone fireplace housing a remote-controlled gas-fired stove with a coal-burning effect. Dual aspect windows frame the surrounding countryside beautifully, whilst exposed beams and low ceilings add warmth and intimacy, creating the perfect space to unwind after a long day exploring the Peaks.

Stairs rise from the lounge to the first-floor landing; an unexpectedly generous and versatile space currently utilised as a bedroom, offering excellent potential to create additional bedrooms if desired. The first floor also provides a spacious double bedroom together with a beautiful traditional bathroom, complete with a claw-foot roll-top bath

– the perfect place to relax whilst soaking in the peaceful surroundings.

Outside, the gardens have been lovingly curated to create a series of idyllic spaces in which to relax and entertain. Sweeping manicured lawns are interspersed with patio seating areas designed to make the most of the spectacular rural outlook. To the side of the cottage, an excellent patio terrace currently houses a hot tub alongside a fabulous timber garden building providing a sheltered entertaining area and outdoor bar, complemented by an outside shower room and useful garden store – an exceptional setting for summer evenings beneath the stars.

Crossing the gardens, Piggledy Cross Barn reveals itself as something truly special. Converted by the current owners in 2022 with extraordinary attention to detail, this remarkable shippon seamlessly blends contemporary luxury with rustic heritage. From the statement wall-mounted copper radiator and engineered oak and glass staircase, to the traditional flagged flooring and exposed stonework, every element has been thoughtfully considered. The accommodation begins with a cosy yet stylish living kitchen space, fitted with high quality fixtures and centred around a feature inset Rayburn electric living flame fire, creating an inviting retreat all year round. The striking oak and glass staircase descends to a luxurious shower room with stunning stone flagged flooring, continuing through to a beautifully presented double bedroom designed with comfort and relaxation in mind.

Piggledy Cross Barn also enjoys its own completely private garden area, thoughtfully positioned to capture the stunning surrounding views and offering guests a secluded haven complete with hot tub and summer house – a truly magical countryside escape.

Below the gardens, lie two paddocks, one of which is securely fenced for accommodating pets or livestock, and the other bordered by dry stone walling. Across the lane from the property lies a

further paddock of grazing land together with a timber stable, ideal for those seeking a smallholding lifestyle or space for ponies, sheep, goats or other livestock. A useful metal barn currently provides storage for the ride-on lawnmower together with covered parking for one vehicle.

In addition to the successful holiday accommodation, Back Lane Farm is also currently operated as a highly regarded 5-star rated dog home boarding business, generating excellent supplementary income for the current owners.

Back Lane Farm and Piggledy Cross Barn together present an exceptionally rare opportunity to embrace a peaceful rural lifestyle whilst benefiting from the ability to generate income from multiple avenues. All this, whilst remaining within walking distance of Butterton's welcoming village community and amenities, and only a short drive from the thriving market towns of Leek, Buxton and Ashbourne.

## Location



Nestled within the beautiful Staffordshire Moorlands, the picturesque village of Butterton offers an idyllic rural lifestyle surrounded by some of the Peak District's most spectacular scenery. Set within the stunning Manifold Valley, the village is renowned for its charming stone cottages, peaceful atmosphere and strong sense of community.

The area is a haven for walkers, cyclists and outdoor enthusiasts, with immediate access to the Manifold Trail, dramatic countryside walks and the iconic Thor's Cave. Nearby Ecton Hill, famous for its historic copper mines, adds to the area's rich heritage and character.

At the heart of the village is the popular Black Lion Inn, a traditional country pub well loved for its welcoming atmosphere, excellent food and cosy setting. Despite its tranquil location, Butterton remains conveniently positioned for the nearby market towns of Leek, Ashbourne and Buxton, offering an excellent range of amenities whilst retaining the charm and beauty of rural village life.

## Kitchen

15'11" x 11'6" (4.86 x 3.51)



Featuring a freestanding farmhouse style kitchen incorporating a Belfast sink unit with mixer tap. Oil fired freestanding Stanley range set in an exposed stone fireplace. Tiled flooring. Radiator. Exposed beams to the ceiling. Under stair storage cupboard off. uPVC windows to the front and side aspects. Composite stable style door to the front aspect. Stable style door leading into the lounge. Door leading into: –

### Utility Room

6'2" x 4'7" (1.90 x 1.42)



Tiled flooring. Floor standing oil fired central heating boiler. Fitted with storage shelving. Space for an electric freestanding cooker. Plumbing for an automatic washing machine. Ceiling light. Exposed beam. Door leading into:-

### WC

6'0" x 3'8" (1.85 x 1.13)

Fitted with a low-level WC and wall mounted wash hand basin. Tiled flooring. Radiator. uPVC window to the side aspect. Wall mounted storage cupboard. Ceiling light.

### Lounge

16'6" x 12'11" (5.04 x 3.95)



Carpet. Radiator. uPVC windows to the front and rear aspects. Feature exposed stone fireplace housing a gas coal burning effect stove. Exposed beams to the ceiling. Three wall lights. Stairs leading to the first floor.

### First Floor Landing

16'11" x 15'10" (5.18 x 4.83)



Currently utilised as a bedroom space and provides excellent opportunity for stud walling to be erected to create an additional bedroom space. Carpet. Radiator. uPVC window to the front aspect. Exposed to the ceiling. Ceiling light. Storage cupboard off. Doors leading into:-

### Bedroom

17'1" x 13'7" (5.23 x 4.16)



Carpet. Two radiators. uPVC windows to the front and side aspects. Exposed beams to the ceiling. Ceiling light.

## Bathroom

8'5" x 5'1" (2.57 x 1.55)



Fitted with a suite comprising of back to wall freestanding clawfoot roll top bath with shower attachment over, lower level WC and wall mounted wash hand basin. Wooden flooring. Traditional column style heated towel rail. Part tiled walls. Obscured uPVC window to the side aspect. Exposed to the ceiling. Ceiling spotlights.

## Outside

The gardens and grounds at Back Lane Farm have been beautifully maintained and thoughtfully designed to embrace the stunning surrounding countryside. Sweeping manicured lawns are complemented by a variety of patio seating terraces, creating idyllic spaces for relaxing and entertaining throughout the seasons. To the side of the cottage, a fabulous entertaining terrace currently houses a hot tub alongside a superb timber garden building with sheltered seating and an outdoor bar area, together with an outside shower room and garden store. Beyond the formal gardens, lie two small paddocks, one of which is securely fenced for accommodating pets or livestock, and the other bordered by dry stone walling. Across the lane, lies a further paddock of grazing land complete with a timber stable, perfectly suited for ponies, smallholding livestock or those simply seeking additional outdoor space, whilst a useful metal barn provides storage and covered parking.

## Summer house/bar

9'9" x 9'7" (2.98 x 2.94)



Fitted with a bar area and providing sheltered outdoor seating. With power and light.

## Shower Room

9'2" x 4'7" (2.80 x 1.42)

Fitted with a shower cubicle, low level WC and wash hand basin. Ceiling light.

## Storage shed

9'8" x 4'11" (2.97 x 1.50)

## Piggledy Cross Barn



Converted by the current owners in 2022 with extraordinary attention to detail, this remarkable shippon seamlessly blends contemporary luxury with rustic heritage. From the statement wall-mounted copper radiator and engineered oak and glass staircase, to the traditional flagged flooring and exposed stonework, every element has been thoughtfully considered.

## Living Kitchen Area

14'6" x 10'5" (4.44 x 3.18)



Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated four ring ceramic hob and single electric oven. Integrated fridge, dishwasher and pullout bin. Circular solid oak breakfast bar. Engineered oak flooring. Handmade engineered oak and glass staircase leading down to the shower room and bedroom. Windows to the side aspects. Partially glazed entrance door to the front aspect. Ceiling spotlights. Inset Rayburn electric living flame effect fire. Unique wall mounted copper column style radiator.

## Shower Room

7'4" x 5'4" (2.24 x 1.64)



Fitted with a suite comprising of corner shower cubicle, low-level WC and vanity wash hand basin unit. Stone flagged flooring. Obscured window to the rear aspect. Towel rail. Sliding door leading to the bedroom. Ceiling spotlights.

## Bedroom

10'2" x 8'11" (3.11 x 2.72)



Stone flagged flooring. Wall mounted upright column radiator. Built in storage cupboard. Composite stable style door to the side aspect. Ceiling spotlights.

## Land



Below the gardens there are two small paddocks, one of which is securely fenced for accommodating pets or livestock, and the other is bordered by dry stone walling. Across the lane from the cottage sits a paddock of grazing land together with a timber stable, ideally suited to ponies, smallholding livestock or those simply seeking additional outdoor space.

## Agents Notes

Tenure: Freehold

Services: Mains water, drainage and electricity connected. Oil fired central heating.

Council Tax: Staffordshire Moorlands Band D

### **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**

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

### **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.

### **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

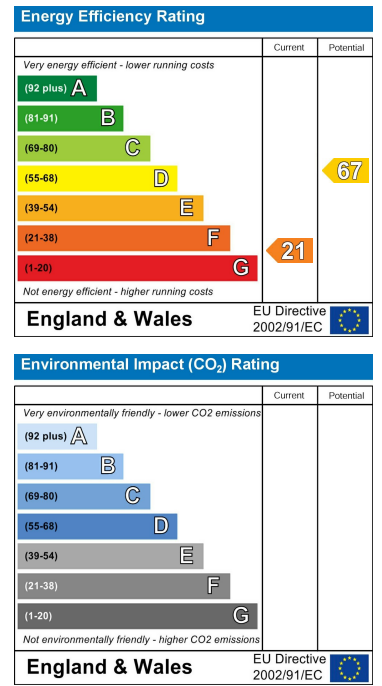


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.