



The Pump House, New Gate Court, Anslow, DE13 9QE



Set within a generous 4.25 acre plot is The Pump House, an exceptional detached barn with equestrian facilities showcasing contemporary yet characterful interiors, four double bedrooms and an outstanding range of outbuildings including a triple car port, a double garage and stabling. Presenting outstanding residential or rental equestrian opportunities, The Pump House enjoys a secluded setting with the exclusive New Gate Court, enjoying delightful views over surrounding countryside as well as access onto nearby bridleways. The barn has been refurbished to an excellent standard and features a wealth of character features

alongside modern finishes including an oak and glass staircase, a shaker style kitchen with Aga and contemporary bathroom suites, with a most impressive balcony accessed from the principal bedroom enjoying picturesque views over the land and countryside beyond, and the Pump House is serviced by mains gas under floor heating and hardwood double glazed windows.

The interiors to this immaculate barn comprise briefly open plan kitchen with Aga, two spacious dual aspect reception rooms, one with Scandinavian wood burner, and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by two en suites and a

family bathroom. Outside, two set of electric gates open into the grounds, where an expansive gravel driveway provides parking for numerous vehicles. Gated access opens into the larger field, there are two smaller turnout paddocks (one having a twin field shelter), and two stables blocks house three looseboxes, a feed store and a tack room. From the driveway, there is a superb oak framed coach house comprising a double garage with electric doors and a triple car port, and a further room is ideal as a home office or garden room. Well tended gardens wrap around the barn, enjoying pleasant views over the land and countryside beyond.

Nestled within picturesque Staffordshire countryside, The Pump House lies just minutes away from the sought after village of Anslow, where amenities including a pub, the Holy Trinity Church and the Anslow Primary School can be found. The primary school feeds into the renowned John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' rating, and independent schools in the area include Repton, Lichfield Cathedral and Abbotsholme.

Anslow lies just 3 miles from the market town of Burton where there are a number of health and leisure facilities, such as a cinema, shops, restaurants, a library and more, and both the FAs St Georges Park and Hoar Cross Hall are within a short drive, each offering a members only gym and restaurants. The property is well placed for access to commuter routes including the A38, A50 and M6 Toll, direct rail services are available from Burton to Birmingham and Derby and Birmingham International and East Midlands can both be reached within 40 minutes. Nearby Equestrian Centres including Eland Lodge and Marchington Field, and both the Peak District National Park and Cannock Chase can be reached in around half an hour.

- Exceptional Detached Barn in 4.25 Acres
- Equestrian Facilities/Ideal Smallholding
- Sitting Room with Wood Burner
- Open Plan Kitchen with Aga
- Spacious Living & Dining Room
- Entrance Hall & Cloakroom
- Four Superb Double Bedrooms
- Magnificent Oak Framed Balcony
- Two En Suites & Family Bathroom
- Electric Gated Entrance
- Formal Gardens featuring Original Well
- Triple Car Port & Double Garage
- Home Office/Garden Room
- Two Stable Blocks – Three Stables, Feed Store & Tack Room
- Double & Triple Field Shelters
- Two Turnout Paddocks, Large Field & Smaller Field
- 'Outstanding' School Catchment
- Well Placed for Amenities & Commuter Routes





A traditional oak framed gable porch leads to the front door, opening into:

Open Plan Kitchen 5.74 x 4.7m (approx. 18'9 x 15'5)

A stunning kitchen comprising a range of shaker style wall and base units with complementary oak worksurfaces over, housing an inset ceramic one and a half sink with side drainer and integrated appliances including dishwasher, fridge freezer, wine fridge and washing machine. A traditional inglenook houses the mains gas fired Aga, an expansive central island houses an integrated oven and induction hob, and the kitchen has windows to two sides. Leading into:

Living & Dining Room 6.75 x 4.57m (approx. 22'1 x 14'11)

A spacious reception room having dual aspect French doors out to both the front and rear aspects and a contemporary oak and glass staircase rising to the first floor landing. Steps rise to:

Sitting Room 5.42 x 4.7m (approx. 17'9 x 15'4)

A beautifully presented and spacious reception room, having dual aspect French doors opening out to the front and rear, windows to the side overlooking the land and a contemporary Scandinavian wood burner

The **Sitting Room** leads to the **Hallway** which offers a second entrance to The Pump House, having a door opening into:

Cloakroom

Fitted with a contemporary marble wash basin set to freestanding plinth and WC with an obscured window to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



Stairs rise to the first floor **Landing**, where there is a window to the rear and skylights provide plenty of natural light. Oak doors open into:

Master Bedroom 4.67 x 4.1m (approx. 15'3 x 13'5)
A stunning principal suite having windows to two sides. Double doors open out to an impressive **Balcony**, having a composite deck terrace bordered with glazed balustrading highlighting views over the land and countryside beyond

En Suite 3.66 x 1.21m (approx. 12'0 x 3'11)
Fitted with traditional washstand, WC and double shower, with LVT flooring, a heated towel rail and an obscured window to the front

Bedroom Two 3.7 x 3.5m (approx. 12'1 x 11'5)
Another generous double room having a skylight and private use of:

En Suite 2.5 x 0.9m (approx. 8'1 x 2'11)
Comprising fitted wash basin, WC, shower and LVT flooring

Bedroom Three 3.7 x 2.67m (approx. 12'1 x 8'8)
A spacious bedroom having a skylight to the front

Bedroom Four 3.01 x 2.96m (approx. 9'10 x 9'8)
A fourth double room having window to the side

Family Bathroom 1.86 x 1.56m (approx. 6'1 x 5'1)
A modern suite comprises fitted wash basin, WC and freestanding Heritage bathtub with wall mounted taps, having a heated towel rail and a skylight







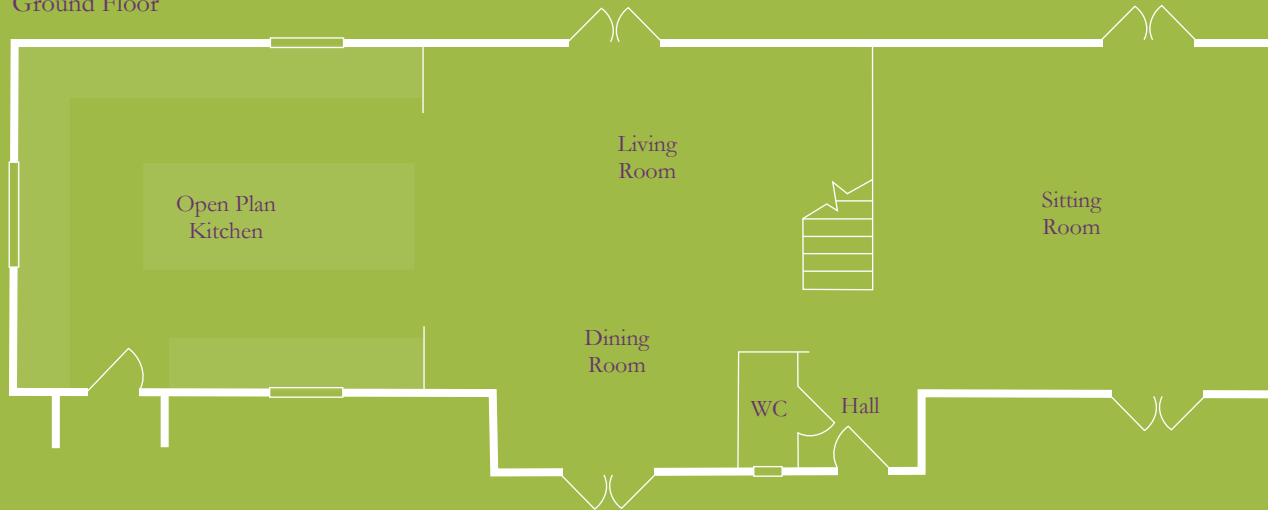
General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ground Floor



First Floor





Outside

The Pump House lies towards the end of New Gate Court, an exclusive development home to a handful of luxurious conversions and character barns.

Double electric gates open into an expansive gravel driveway where there is parking for multiple vehicles as well as access to the stables, land and into the

Oak Framed Coach House which comprises an office, a double garage and a triple car port, all of which have power and lighting.

Triple Car Port 10.06 x 6.5m (approx. 33'0 x 21'3)

Double Garage 6.5 x 6.2m (approx. 21'3 x 20'4)

Office 6.5 x 3.2m (approx. 21'3 x 10'5)

An ideal home office or garden room, having power, lighting and a window to the front

West Facing Gardens

Beautifully tended gardens extend to the side and rear of The Pump House, being laid to lawns and a gravelled terrace. There is exterior lighting, power and water, and there is potential to create a feature out of the original well. The lawns extend to the side where a post and rail fence highlights views into the paddock land

Outbuildings & 4.25 Acres

Offering ideal residential or rental equestrian facilities, gated access opens from the driveway into the paddock land, which is securely fenced to all sides and enjoys an idyllic outlook over rolling countryside. There is a **Triple Field Shelter** to the top of the field, and a further smaller paddock lies beyond

Off the driveway, there is the first one two stable blocks, housing a **Tack Room** and **Two Stables**, with a **Double Field Shelter** to one side opening out to a small turnout paddock. There is a second paddock currently leading into a poultry run, and a second stable block houses a **Third Stable** and a **Feed Store**. A second electric gated entrance opens to the rear of the stables providing parking for larger vehicles or a trailer

