

**Tinsley
Garner**
independent property expertise



The Pump House, Hatton Manor, Nr Cotes Heath, Stone, ST21 6SD



Asking Price £320,000

A stunning recreation of a former industrial building in an historic Grade II listed Victorian waterworks. The Pump House is a highly individual property which successfully blends a bright & spacious twenty-first century interior with period style & a wealth of original features. The accommodation features an open plan living area with space for living, dining & entertaining, stylish fully fitted kitchen & separate study. Moving to upstairs there is a gallery landing, three bedrooms, en-suite & family bathroom. The Hatton Manor development is a private gated community which enjoys well kept communal gardens and is just a stone's throw Hanchurch Woods and endless dog walking opportunities. Located off the A51 in a rural location about 5 miles from Stone, and is within easy commuting distance of The Potteries, Nantwich & M6 motorway junction 15.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A spacious reception area which has glazed double doors with arched fan light over, turned staircase to the gallery landing, wooden floor. Radiator.

Cloaks & WC

With suite comprising: WC & wash basin. Ceramic tiled floor. Radiator.

Living Area

A large open plan living area which encompasses a spacious living area with tall French windows to the front of the property opening to the garden, wooden floor throughout, TV aerial connection & two radiators. Adjoining recessed dining area with ample space for a family size table. Inset low voltage lighting throughout.

Kitchen

Open plan to the living area & fitted with an extensive range of wall & base cupboards with Shaker style wooden cabinet doors, stainless steel handles & contrasting black granite work surfaces with under set sink unit & mixer tap. Integrated appliances comprise: stainless steel gas hob with matching extractor hood & splash panel, eye level electric oven & integrated microwave, fully integrated dish washer, refrigerator & freezer. Tiled floor and part ceramic tiled walls, inset low voltage ceiling lights.

Study

Adjoins the living area, the separate study has a wooden floor, radiator & inset low voltage lighting.

Utility

Adjoins the kitchen & fitted with base storage cupboards & work surfaces, plumbing for washing machine & space for dryer.

Gallery Landing

Overlooks the entrance hall with tall vaulted ceiling featuring exposed structural beams.

Bedroom 1

A spacious double bedroom which has a tall vaulted ceiling with skylight windows and exposed structural beams. Recess with fitted wardrobes with hanging & shelving. TV aerial connection. Radiator.

En-Suite Shower Room

Stylish upgraded shower room with suite comprising; walk-in shower enclosure with glass screen and thermostatic rain shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and wood effect flooring. Heated towel radiator. Skylight window.

Bedroom 2

Double bedroom with unique arched window to the front of the house, tall vaulted ceiling with exposed structural beams. Radiator,.

Bedroom 3

A smaller double bedroom which has a vaulted ceiling with skylight window & exposed structural beams. Radiator.

Guest Bathroom

Stylish white suite comprising; bath, vanity basin and enclosed cistern WC. Fitted storage cupboards and linen cupboard. Ceramic wall tiling to full height and tiled floor, chrome heated towel radiator and skylight window.

Outside

The outside space for the house features a small garden area to the front and two reserved parking spaces. There are communal grounds and the development is on the edge of Swynnerton Old Park (Hanchurch Woods) which offers an easy escape into the great outdoors.

General Information

Services Mains water, electricity & drainage. LP gas central heating.

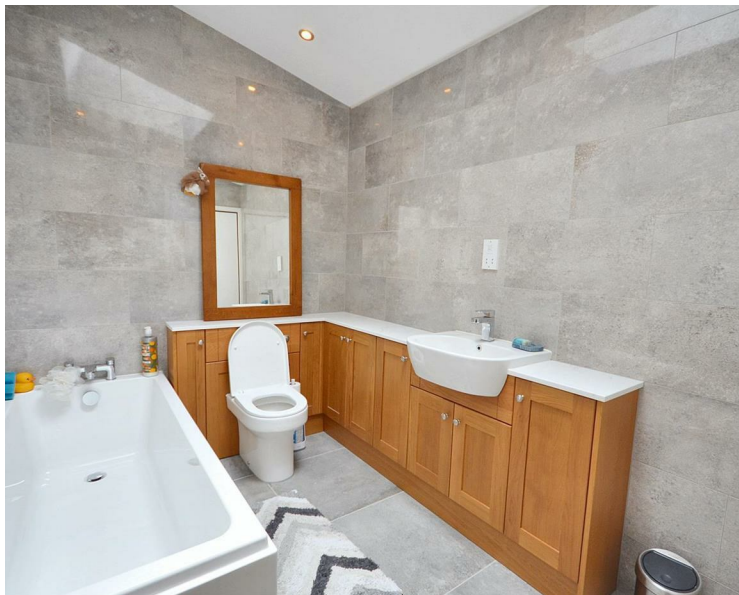
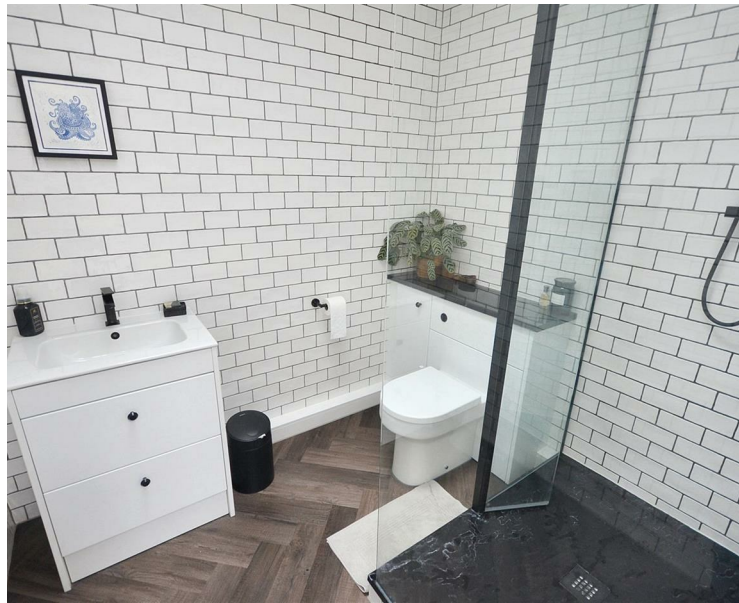
Tenure Leasehold - 999 years from 2005

Service Charge £ 5260 per annum

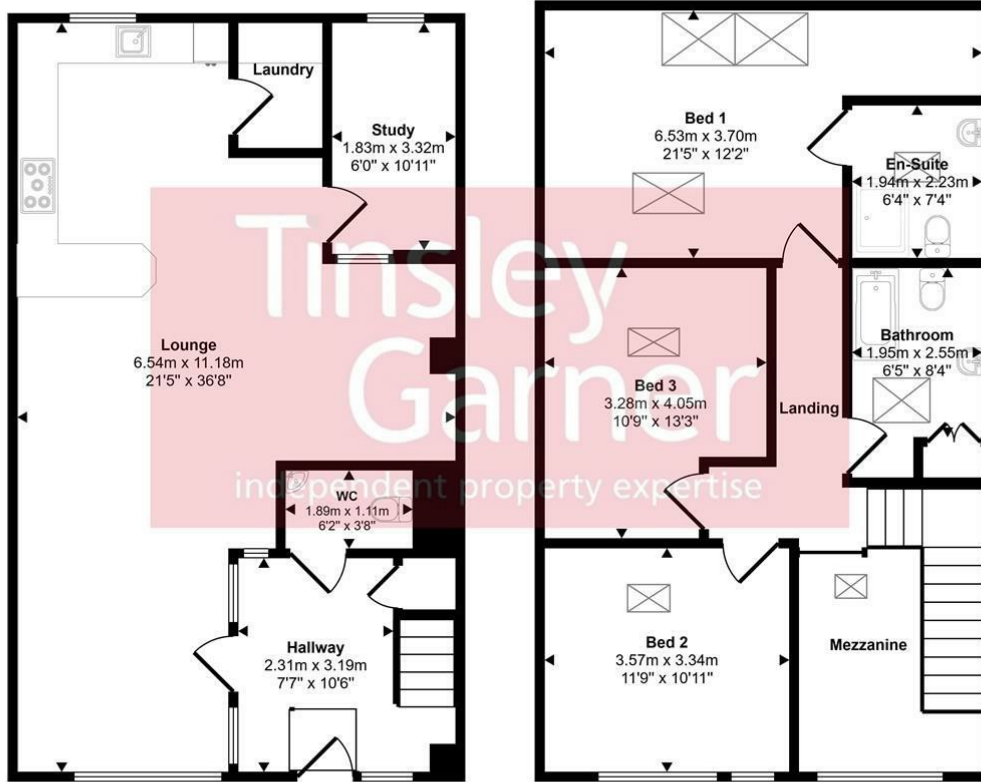
Ground Rent £50 per annum

Council Tax Band E

For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
137 sq m / 1480 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	