



CIRCA 1890

THE OLD PUMP HOUSE

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A home with an utterly unique history and overflowing with character, dating back to the late 1890s, The Old Pump House offers distinctive, debonair living for a modern era.

Rural, yet conveniently accessible, in the quiet village of Old Annesley, turn off Warren Avenue and make your way along the lane on the right-hand side, over the train crossing and to the end, before arriving at the gated, broad gravel driveway of The Old Pump House, where there is plenty of parking.





UTTERLY UNIQUE

A former Victorian pumping station, the sympathetically renovated Old Pump House extends over 3,500 square feet and is nestled within 0.75 acres of verdant gardens.

Park up beneath the double, oak frame car port with potential for EVC points, and admire the architecturally unique façade and neat proportions of The Old Pump House (illuminated by outdoor lighting after dark), before making your way to the imposing, arched front door.





A SHOWSTOPPING ENTRANCE

Beyond, the atrium offers an utterly unique and breathtaking arrival home. The hub of the home, exposed beams adorn the double height ceiling in this vast hall, with glazed redbrick-style tiles to the lower wall and a glass and oak staircase rising to the galleried landing; but the true showpiece is the 17 metre deep well to the centre of the room.



UNPARALLELED WELCOME



Coated with strong, structural glass and illuminated by feature lighting, it is unequivocally the highlight of the home. Ideal for entertaining, dancing and live music - there is a sense of occasion from the very start of the journey through The Old Pump House.



A DELIGHTFUL SURPRISE

Welcome to this incredible accessible home, designed to provide versatile living arrangements suitable for all ages and levels of mobility. From the inviting atrium, which serves as the heart of the home, you will find to the left-hand side a delightful surprise - two spacious double bedrooms.



VERSATILE LIVING

These rooms are so versatile that they could also be transformed into a tranquil study for those who work from home, a serene reading room to lose yourself in your favourite books, or even a delightful playroom for the young ones to explore their creativity and imagination.



ROOM FOR THE THE FAMILY

The Old Pump House is a haven of comfort and convenience, ensuring that everyone can find their own perfect spot to relax, work, or play. So whether you're looking for a welcoming space for your loved ones to feel at home or a multifunctional area to suit your lifestyle, this home has it all - and it's waiting for you to discover the endless possibilities it offers.



Double doors directly opposite the front entrance open to the dining room, where the wood style flooring continues through. Light rushes in through the elegantly arched double French doors, opening out onto and framing views over the garden.

Borrowed light flows down from the galleried landing above, lending a social, open feel to the dining room. A room with prestige, this is the perfect place for entertaining family and friends. .



THE LOUNGE

Nestled discreetly off the dining room, you'll discover a cosy and inviting lounge space. This delightful room is adorned with an abundance of natural light, generously bathing the area in warm sunshine throughout the day.

A delightfully light room, basking in sunlight throughout most of the day, bi-folding doors invite the outdoors in, offering instant access out to the patio terrace and gardens and providing uninterrupted views out to the fields beyond..





A MYRIAD OF POSSIBILITIES

Retracing your steps, from the dining room there is also access to an inner hallway leading to a downstairs bathroom, plant room and sunroom, study or additional bedroom. Consider the option for a self-contained annex here.

Porcelain tiles lie underfoot, complementing the sleek grey tiling to the walls. Enjoy a relaxing soak in the bath, fitted with overhead rainfall shower and handheld attachment. There is also a wash basin with LED sensor mirror above, WC and heated towel radiator.



CONTEMPORARY LIVING

Storage space is available in the plant room, continuing along the hallway to reach the study, where light flows in from skylights overhead and double doors which open out to the terrace, where views extend out over the garden and fields. Stay connected when working from home: CAT 6 wiring features in every room, with a Wi-Fi enabled mesh system and solar panels on the roof, with the potential to install a battery for storage.





FINE DINING

Returning to the entrance hall, take the door beyond the staircase, turning right into the impressive kitchen diner. Uniquely designed, bespoke cabinetry makes fantastic use of the space to provide an abundance of storage, whilst granite worktops offer ample preparation space.





COOK UP A FEAST

Step into the heart of culinary delight with the array of Neff integrated appliances that adorn this inviting kitchen. As you stand at the helm, ready to embark on a culinary adventure, two Slide & Hide ovens stand proudly, beckoning you to explore the possibilities of gastronomy. A wine fridge and an alluring induction hob complete this cooking sanctuary.



A SOCIABLE SPACE



As guests relax and chat at the breakfast bar, set beneath pendant lighting, plinth lighting adds ambience. Spaciously designed, there is an American-style fridge-freezer whilst additional appliances include an integrated dishwasher and washer dryer. A stable door provides everyday access out to the parking areas.





VENTURE UPSTAIRS

From the main atrium, make your way up, bringing your eye line to the original exposed steelwork and beams, before reaching the glass balustrades of the galleried landing, offering an elevated and unique view down to the well below.





THE MASTER SUITE

The large landing area leads immediately to the master suite on the right. White walls and ceiling help amplify the light flowing down from large skylights above. Low windows play with light and shadow at floor level for a peaceful feel, whilst beams line the ceiling above. Refresh in the en-suite, where fitted furniture accommodates storage, wash basin and WC, and a large walk-in shower is on hand for that early morning spritz. An arched floor level window serves as nature's plinth lighting.







SWEET SLUMBER

Discover the serene comfort of the third and fourth bedrooms nestled on the upper floor, just a short stroll across the landing. These rooms exude a timeless charm, adorned with the same exposed timbers that grace the high ceilings, giving a delightful rustic appeal.



REST & RELAXATION



Bask in the gentle glow of natural light that cascades through the elegant skylights and the inviting low-level arched windows, creating an ambiance of tranquillity and warmth.

The furthest of these bedrooms features an en-suite shower room, with double shower. The perfect blend of comfort and sophistication makes it an ideal space for guests, providing an unmatched level of comfort and privacy.



A CANVAS FOR YOUR IMAGINATION

Situated gracefully above the bustling dining room, a splendidly designed space awaits, adorned with a galleried landing that offers a captivating view of the ongoing activity below. This room is a true marvel of versatility and ample dimensions, presenting a range of possibilities to suit various preferences and needs.

A space of this grandeur could effortlessly serve as a spacious and elegant office. Alternatively, it possesses the allure to function as a luxurious lounge, where relaxation and leisure are embraced in utmost comfort and style.





AN ENVIRONMENT OF VERSATILITY

Furthermore, the potential of this exquisite space extends beyond that of an office or lounge. It holds the allure of being an exceptional choice for a master suite, offering unparalleled luxury and indulgence.

As an adjoining bonus, the room boasts access to a sumptuously styled bathroom, impeccably designed to match the grandeur of the space it serves; replete with porcelain tiles underfoot, copper panels to the walls, a large contemporary slipper bath, and fitted furniture wash basin and WC with storage.



THE GARDEN



Outside, soak up the sunshine on the terrace, with views out over this verdant three-quarters of an acre plot. Wrapping around the home to three sides, the terrace ensures the outdoors is instantly accessible from most of the ground floor rooms at The Old Pump House: ideal for parties and entertaining.

From the kitchen side, the garden basks in sunlight throughout much of the day, whilst vistas of the borrowed landscape extend beyond the post and rail fencing to the horse grazed fields.

ON YOUR DOORSTEP

The surrounding villages, once served with water from The Old Pump House a century ago, still stand and offer a number of amenities including local shops and pubs to be enjoyed in the current day.

In the village of Old Annesley, call in at The Whimsical Tea Co for tea and cake, or dine out at Portobello Steak House. Stroll out and take in the scenery with a walk to Annesley Church, or to the pretty village of Newstead and easily accessible Newstead Abbey, the famous priory, onced owned by the Byron family.

Hollinwell Golf Course is close by for those in search of the 19th hole, whilst village amenities include a doctors' surgery, village shop, Co-op and Post Office. On your doorstep, there is also a Morrisons and Tesco in Hucknall. King's Mill Hospital is also only six miles away. Families can choose from three nearby primary schools including the Ofsted Outstanding Kirkby Woodhouse.

Located around ten miles north of Nottingham and six miles to the south of Mansfield, mainline rail links are within easy reach, whilst for commuters, the M1 is only ten minutes' drive away.

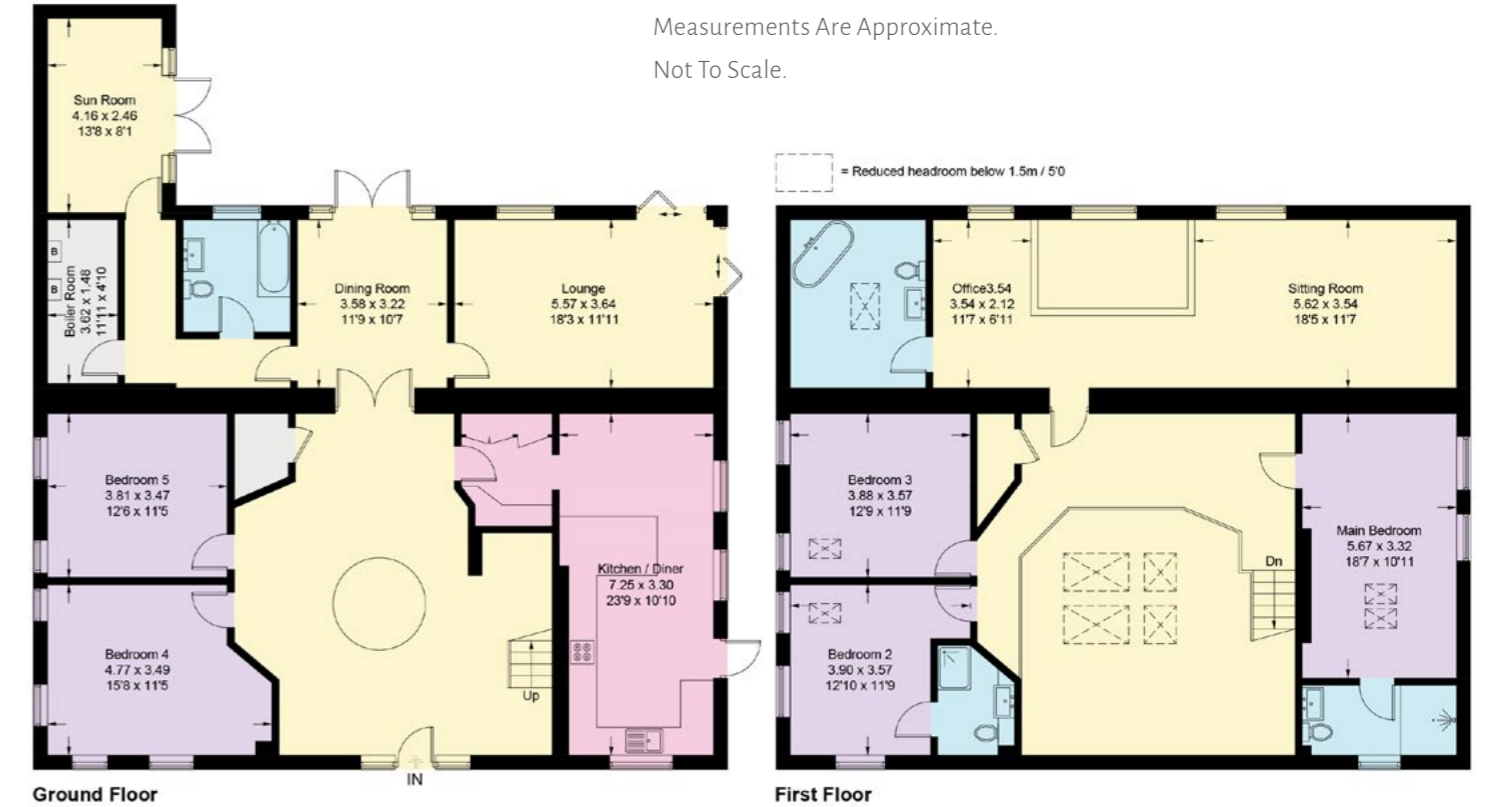
For those seeking spacious, flexible living with character, warmth and sociable charm, in a calm setting, with fantastic commuter links, The Old Pump House is ideal for those who appreciate both rurality and the beauty of historic buildings. Book your viewing today.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	57 D
39-54	E		
21-38	F		
1-20	G		



Car Port
(Not Shown In Actual Location / Orientation)



FLOOR PLAN

Approximate Gross Internal Area = 329.0 sq m / 3544 sq ft (Excluding Car Port).
Illustration For Identification Purposes Only.
Measurements Are Approximate.
Not To Scale.

Presented By
Smith & Co.
e s t a t e s



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To view the Old Pump House, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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