



THE OLD PUMP HOUSE

Sutherland Road, Longsdon, ST9 9QD



A LANDMARK VICTORIAN PUMPING STATION

Thoughtfully reimagined as a distinctive contemporary home.
A remarkable conversion of the former Wall Grange Pumping Station,
occupying a private canal side setting with detached annexe and
landscaped grounds extending to approximately 0.6 acres.



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Local Authority: Staffordshire Moorlands District Council

Council Tax band: F

Tenure: Freehold

Services: Private Drainage, Mains Water and Electricity

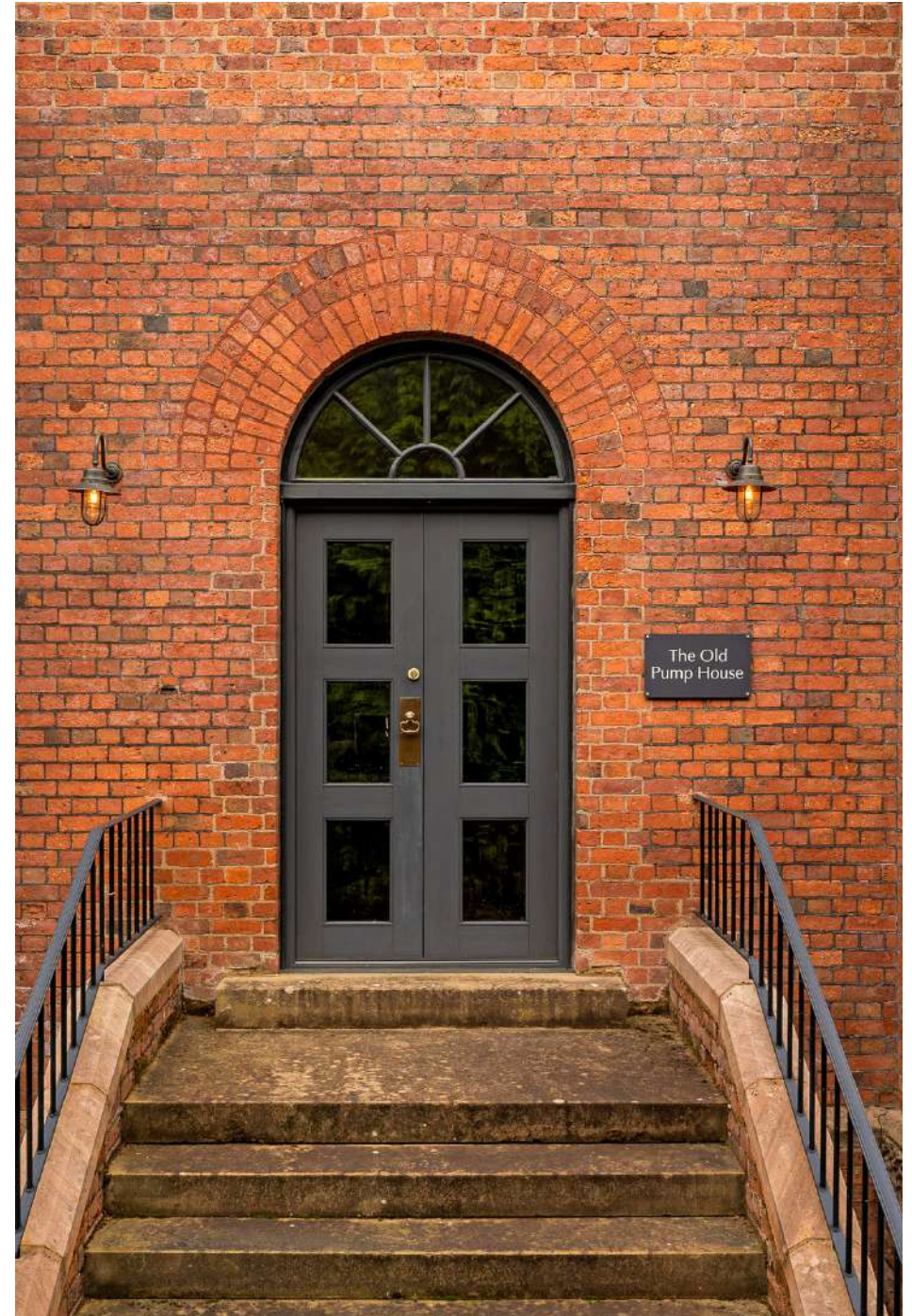
Guide Price: £900,000



THE PROPERTY

Set within approximately 0.6 acres in a peaceful canalside setting, The Old Pump House is a remarkable conversion of the former Wall Grange Pumping Station, a historic Victorian building dating from the mid-19th century. Extending to over 3,000 sq ft including a detached annexe, the property combines architectural character, contemporary living and exceptional versatility, occupying a private position within mature landscaped grounds close to the heart of Longsdon.

Originally constructed in the 1840s as part of the region's expanding water infrastructure, The Old Pump House is a building of considerable local significance and one of Staffordshire Moorlands' most distinctive residential conversions. The striking red brick elevations, arched openings and elevated entrance remain defining features, preserving the character and presence of the original structure whilst accommodating an entirely modern way of life.









The current accommodation has been thoughtfully arranged across four floors, creating a sequence of impressive living spaces that celebrate the scale and proportions of the former pumping station. At the centre of the house is a dramatic reception hall and living area, where generous ceiling heights, arched glazing and gallery landings combine to create a room of genuine architectural interest. A handcrafted steel staircase forms the focal point of the interior, linking various levels and reinforcing the strong sense of volume that runs throughout the building.

The kitchen and dining spaces have been designed with both practicality and entertaining in mind. Bespoke cabinetry, quality fittings and carefully considered detailing provide a contemporary finish that sits comfortably within the historic fabric of the building.

Throughout the property there is a successful balance between original character and modern comfort, with exposed structural elements complementing clean architectural lines and high-quality materials.







The bedroom accommodation is equally impressive. Arranged across the upper levels, the principal rooms are characterised by vaulted ceilings, exposed steelwork and excellent natural light. Each space has been carefully designed to take advantage of the building's unique proportions whilst maintaining a calm and contemporary feel. Additional accommodation on the lower levels provides flexibility for guests, home working or family life, ensuring the property functions as effectively as it presents.

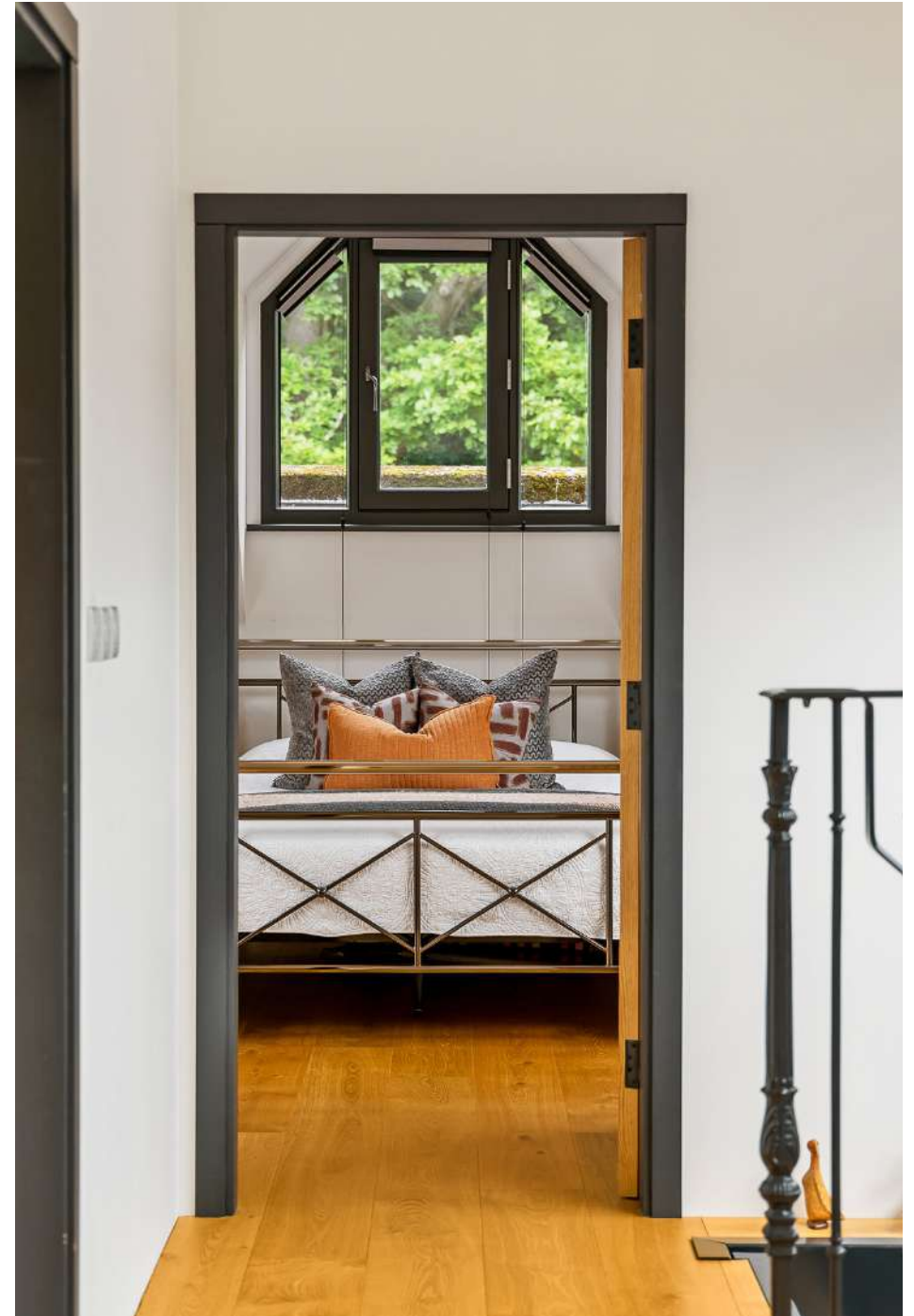
A notable feature of the conversion is the quality of specification. The property benefits from high spec triple glazed units installed as part of the redevelopment together with substantial thermal upgrades, includes a MVHR Heat recovery system while a biomass pellet boiler provides an efficient and sustainable heating solution. These improvements have allowed the historic building to be successfully adapted for modern occupation without compromising its character.





GARDENS AND GROUNDS

The Old Pump House occupies a mature plot extending to approximately 0.6 acres, approached via a private driveway and surrounded by established trees and planting. The setting is both private and peaceful, enhanced by its relationship with the nearby Caldon Canal and the surrounding Staffordshire countryside. The gardens have been thoughtfully landscaped to complement the architecture of the former pumping station, with sweeping lawns, terraces, attractive seating areas and a variety of mature shrubs and specimen trees providing year-round interest. A sheltered courtyard positioned between the main house and The Blacksmiths creates an excellent entertaining space, while a covered outdoor dining area and wood-fired oven further enhance the property's lifestyle appeal. There is ample off-road parking together with useful ancillary storage buildings, ensuring the property offers both practicality and flexibility alongside its architectural appeal.







THE BLACKSMITHS ANNEXE

Positioned separately from the main house, The Blacksmiths provides particularly versatile ancillary accommodation. Formerly associated with the original pumping station complex, the building has been converted to create an attractive self-contained living space with its own distinct identity.

Character features including exposed brickwork, vaulted ceilings and timber roof trusses have been retained throughout, creating accommodation that is ideally suited for guest use, multi-generational living, home working or studio space. The building complements the principal residence exceptionally well and represents a significant addition to the overall offering.





LOCATION

The Old Pump House occupies a particularly attractive position on the edge of Longsdon, one of the Staffordshire Moorlands' most desirable villages. Surrounded by attractive countryside and intersected by the Caldon Canal, the area is renowned for its scenic walking routes, outdoor pursuits and strong sense of community. A notable benefit of the property is its direct access to the canal towpath, providing a pleasant walk into the nearby market town of Leek. Often referred to as the gateway to the Peak District, Leek offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with a popular weekly market and a strong cultural heritage. The wider area provides easy access to the Peak District National Park, Deep Hayes Country Park and a network of attractive countryside walks and cycling routes. Despite its peaceful setting, the property remains well connected, with Stoke-on-Trent, Macclesfield and Stafford all accessible, providing major rail networks.







The Old Pump House, Sutherland Road, Longsdon, ST9 9DQ



Approx. Gross Internal Floor Area
Main House = 2521 sq. ft / 234.00 sq. m
Annexe = 515 sq. ft / 48.00 sq. m

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 The position & size of doors, windows, appliances and other features are approximate only.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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