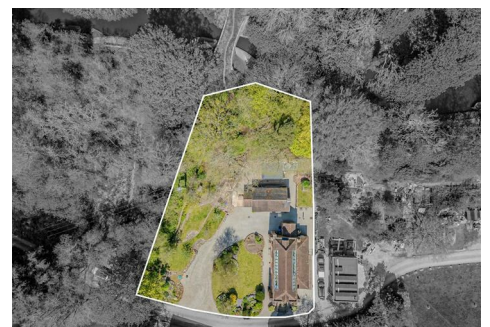




## The Old Pump House Sutherland Road, Staffordshire, ST9 9QD

**Guide price £950,000**

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

\*\* GUIDE PRICE £950,000 to £1,000,000 \*\*

"When industrial buildings are thoughtfully converted, they become extraordinary places to live" ~ Kevin McCloud

The Old Pump House is an exceptional architecturally designed home converted from the historic Wall Grange Pumping Station, originally constructed in 1849. Combining striking industrial architecture with beautifully crafted contemporary interiors, this truly unique canal-side residence offers stunning accommodation across four floors together with a detached self-contained annexe, all set within beautifully landscaped grounds in the sought after village of Longsdon.

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### Denise White Estate Agents Comments

Originally constructed in 1849 and formerly known as Wall Grange Pumping Station, 'The Old Pump House' is a truly remarkable landmark property steeped in local history and beautifully reimaged for modern living. The first pumping station in the area to provide water to Stoke-on-Trent, the site played an important role in the region's industrial heritage before much of the complex was demolished during the 1930s, when a single storey extension was added to the side of the property. The remaining building was subsequently converted from steam to electric power and continued operating until the 1970s, when the station became redundant and was eventually sold.

The current owners acquired the site in 2015 with planning consent already in place to create a residential dwelling and have since undertaken an extraordinary transformation, sympathetically preserving the character and industrial charm of the original structure whilst creating an exceptional architecturally designed home of immense style and quality. Taken back to bare brickwork, the building was comprehensively reconfigured, and two suspended floors were introduced to create impressive accommodation arranged across four levels. The result is a stunning fusion of industrial heritage and contemporary design, where exposed brickwork, steel beams and vast arched windows combine effortlessly with minimalist interiors and warm, homely living spaces. All external walls have been internally insulated with 100mm of breathable woodfibre insulation and lime plaster. Windows and external doors are triple glazed, with Accoya frames.

The accommodation within The Old Pump House is both versatile and incredibly impressive. To the lower ground floor, a large open plan area currently utilised as a home office provides a welcoming introduction to the property and leads through to a sizeable double bedroom featuring an exposed brick statement wall, alongside a beautifully appointed modern family bathroom, utility room and boiler room housing the Austrian wood pellet boiler and MVHR unit. Rising through

the heart of the property is a magnificent handmade iron and steel staircase, an outstanding architectural feature in its own right, connecting each floor seamlessly.

From the wide stone front steps, the property opens into an extraordinary open plan living and dining space where imposing triple glazed arched windows flood the interior with natural light whilst perfectly framing views across the gardens beyond. The scale and atmosphere of this room are truly breathtaking, creating a superb entertaining space whilst still retaining a warm and inviting feel. A few short steps lead down into the magnificent living kitchen, thoughtfully fitted with a range of bespoke units with painted solid wood doors, complemented by a wood-fired Esse range cooker and a selection of integrated appliances. The adjoining living and dining area further enhances the sociable nature of the space, creating an exceptional heart to the home perfectly suited to modern family life.

The upper floor continues to impress, showcasing exposed steel beams, vaulted ceilings and electrically operated Velux windows with integrated blinds, allowing light to pour into the space whilst also offering complete privacy and tranquillity when desired. The bedrooms on this floor are served by a stunning contemporary shower room complete with walk-in shower and high-quality fittings throughout.

Externally, The Old Pump House occupies an excellent sized plot in an idyllic position nestled between two arms of the Caldon Canal. The grounds are every bit as impressive as the property itself, comprising expansive lawns together with beautifully planted terraced gardens bursting with colour throughout the spring and summer months. Fruit trees, mature planting and established shrubs create a wonderful sense of privacy and tranquillity, offering an exceptional outdoor environment to enjoy.

Within the grounds stands "The Blacksmiths", a charming self-contained annexe formerly used as

the on-site blacksmith's workshop. Lovingly renovated by the current owners, the building now provides a beautiful rustic yet contemporary living space complete with a modern shower room, offering ideal accommodation for guests, home office space or multi-generational living.

The property further benefits from ample off-road parking, an EV charging point and two additional outbuildings positioned to the rear of The Blacksmiths providing useful storage space.

It goes without saying that The Old Pump House represents an exceptionally rare opportunity to acquire a truly unique home of immense architectural merit and historical significance, occupying a delightful canal-side setting within the highly regarded village of Longsdon.

### **Location**

Longsdon is a charming Staffordshire Moorlands village, perfectly positioned on the edge of some of the county's most beautiful countryside whilst remaining conveniently close to the market town of Leek and the wider Potteries conurbation. Surrounded by rolling fields, woodland and scenic walking routes, the village offers an enviable semi-rural lifestyle ideal for those seeking peace and tranquillity without feeling isolated. The nearby Staffordshire Way, Caldon Canal and Deep Hayes Country Park provide excellent opportunities for walking, cycling and outdoor recreation, whilst the Peak District National Park is also within easy reach.

At the heart of the village is a strong sense of community, centred around the historic St Chad's Church and the village hall, both of which host regular local events and activities throughout the year. Longsdon benefits from a selection of everyday amenities including a local pub and convenient transport links along the A53, making it well suited to families, professionals and those looking to enjoy a more relaxed pace of life. The village is particularly popular with buyers who appreciate countryside surroundings combined with excellent access to nearby schools, leisure facilities and commuter routes into Stoke-on-Trent and beyond.

## **Lower Ground Floor**

### **Open Plan Office Area**

20'0" x 15'1" (6.11 x 4.61)



Currently utilised as a home office space but would be suitable for a variety of uses. Limestone tiled flooring with underfloor heating. Triple glazed window to the side aspect. Three wall lights. Stairs leading to the ground floor. Doors leading into:-

### **Bedroom Three**

20'8" x 15'1" (6.31 x 4.61)



Limestone tiled flooring with underfloor heating. Feature exposed brick wall. Two triple glazed windows to the side aspect. Four wall lights.

## Bathroom

9'10" x 6'8" (3.00 x 2.05)



Fitted with a suite comprising of panelled bath with shower mixer tap and vanity unit housing a low-level WC and wash hand basin. Limestone tiled flooring with underfloor heating. Wall mounted heated towel rail. Triple glazed window to the side aspect. Ceiling lights.

## Utility Room

7'11" x 5'8" (2.43 x 1.75)



Limestone tiled flooring with underfloor heating. Plumbing for automatic washing machine. Fitted with wall and base units with limestone tiled work surface. Cloaks hanging space. Ceiling light. Steps leading up to:-

## Boiler Room

9'0" x 8'4" (2.76 x 2.55)

Triple glazed wooden entrance door to the side aspect. Limestone flooring. Housing an Austrian ETA PC 20-32kW wood pellet boiler with a 1000 litre accumulator tank. Ceiling light.

## Ground Floor

### Living Kitchen

41'0" x 9'5" (12.50 x 2.89)



Fitted with a range of wall and base units with solid wood doors and draw fronts with quartz work surfaces over incorporating an inset one and a half bowl sink unit with mixer tap. Integrated dishwasher and fridge. Woodfired 'Esse' range cooker. Space for an additional electric freestanding cooker. Limestone tiled flooring with underfloor heating. Triple glazed windows to the side and rear aspects. Accoya wood door to the side aspect. Engineered oak flooring with underfloor heating to the dining area. Three wall lights and three ceiling pendants.

### Living and Dining Room

47'3" x 15'1" (14.41 x 4.60)

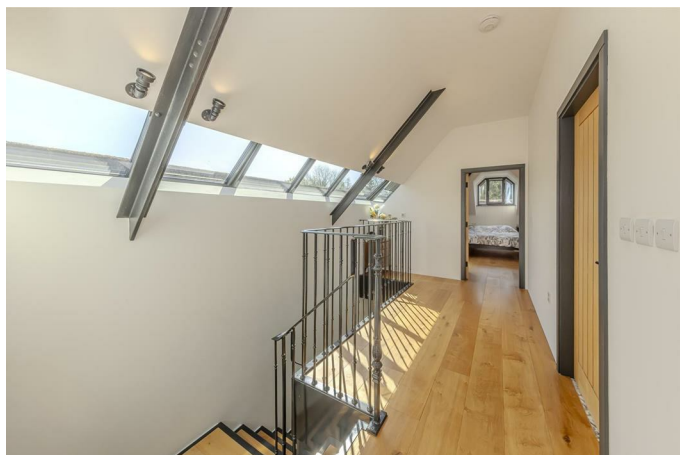


An extraordinary open plan living and dining space with engineered oak flooring with underfloor heating. Four triple glazed arched windows to the side aspect with up-lighters set into the windowsills.



Two wall lights. Ceiling light. Accoya wood doors to the front aspect. Stairs leading to the top floor.

### Top Floor Landing



Engineered oak flooring with underfloor heating. Electronically powered Velux windows to the side aspect with integrated blinds. Four wall lights. Exposed steel beams. Doors leading into:-

### Bedroom One

18'2" x 15'1" (5.56 x 4.60)



Engineered Oak flooring with underfloor heating. Feature exposed steel beams. Triple glazed windows to the side aspects with integrated blinds. Triple glazed Accoya wood window to the front aspect with integrated blinds. Eight ceiling up lighters.

### Bedroom Two

15'1" x 13'0" (4.61 x 3.97)



Engineered Oak flooring with underfloor heating. Velux windows to both side aspects. Triple glazed Accoya wood window to the rear aspect. Feature exposed steel beams. Four ceiling up lighters.

### Shower Room

14'9"x 5'4" (4.51x 1.65)



Fitted with a suite comprising of double shower cubicle with rainfall showerhead and vanity unit housing a low-level WC, bidet, and wash hand basin. Tiled flooring with underfloor heating. Wall mounted heated towel rail. Triple glazed windows with built-in blinds to the side aspect. Four ceiling up lighters.

## The Blacksmiths Annexe



### Entrance Hall

11'3" x 14'0" (3.44 x 4.29)



Wooden arched entrance door to the front aspect. Laminate tiled flooring with underfloor heating. Wooden door to the side aspect. Feature exposed to brick walls. Vaulted ceiling with exposed beams. Ceiling light. Doors leading into:-

### Living Area

22'4" x 17'11" (6.82 x 5.48)



Laminate tiled flooring with underfloor heating. Feature exposed brick walls. Vaulted ceiling with exposed beams. Three ceiling lights. Three double glazed uPVC Windows to the front and side aspects.

### Shower Room

7'10" x 6'2" (2.40 x 1.90)



Fitted with a suite comprising of shower cubicle with traditional rainfall showerhead, vanity wash hand basin unit and back to wall WC. Laminate tile flooring with underfloor heating. Fully tiled walls. Wall mounted electric heated towel rail. uPVC window to the rear aspect. Three ceiling spotlights.



## Outside



The Old Pump House occupies a wonderful plot nestled between two arms of the picturesque Caldon Canal, creating an idyllic and highly private setting. The grounds comprise expansive lawns together with beautifully landscaped terraced gardens planted with an abundance of mature trees, shrubs and fruit trees which provide stunning colour and interest throughout the seasons. Thoughtfully designed seating areas offer the perfect spaces for outdoor entertaining and relaxation, whilst the peaceful waterside surroundings create a truly tranquil atmosphere. The property further benefits from ample off-road parking, an EV charging point and useful outbuildings positioned to the rear of "The Blacksmiths".

### Agents Notes

Tenure: Freehold

Services: Mains water and electricity connected. Biomass Boiler system. Domestic small sewage treatment plant.

Council Tax: Staffordshire Moorlands Band F

### 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

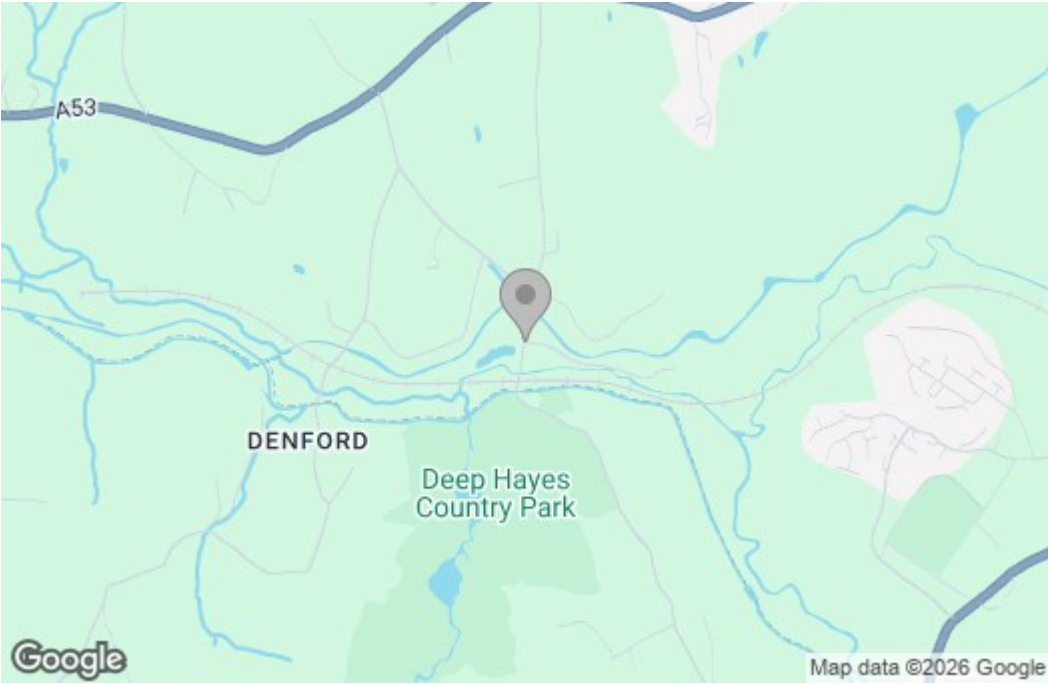
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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.



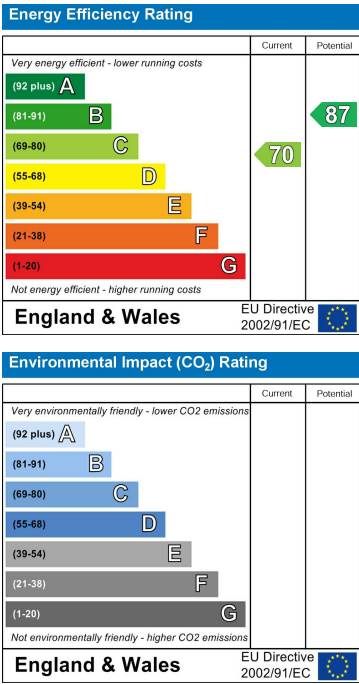
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.