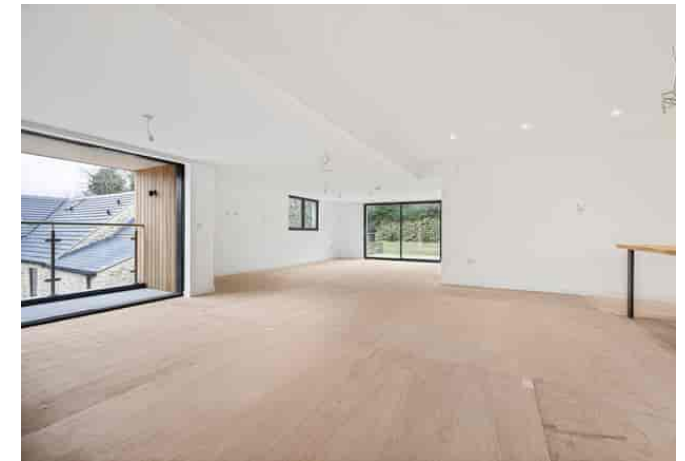




Brewery House, Tetbury Lane, Nailsworth, Gloucestershire, GL6 0JD

Price Guide £1,150,000

**PETER JOY**  
Sales & Lettings



## Brewery House, Tetbury Lane, Nailsworth, Gloucestershire, GL6 0JD

An incredible newly built detached property in a private location just above Nailsworth town with nearly 3,000 sq ft. of first class living space including four bedrooms, four bath/shower rooms, a statement 34' living area and a stunning 32' roof terrace with wonderful views over both town and countryside.

ENTRANCE HALL WITH CLOAKROOM/W.C AND CLOAKS CUPBOARD, UTILITY/PLANT ROOM, FOUR BEDROOMS, FOUR BATH/SHOWER ROOMS, A SUPERB OPEN PLAN 34' X 33' LIVING SPACE WITH KITCHEN AREA, SITTING AREA, DINING AREA AND WALK IN PANTRY, FOUR BALCONIES, DECKED REAR GARDEN, UNDERHOUSE PARKING AND A STATEMENT 32' ROOF TERRACE.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Brewery House is a stunning, newly built statement house in a quiet location at the head of The Maltings, a superb conversion of a Grade II listed former Maltings building just above Nailsworth. You can walk down to the shops and amenities of our lovely town easily from here, and join the thriving, friendly community, but the property is also very private, and set just off a country lane away from main road traffic. The site now sports just 13 beautifully realised homes and Brewery House is the only modern property in the development. It is the largest home here, and is, in our opinion, very much the jewel in the crown, with nearly 3000 sq ft of wonderful contemporary accommodation arranged over four floors.

A large entrance hall with cloaks cupboard, cloakroom/WC and a utility/plant room are on the ground floor. A landing, 21' bedroom with en-suite shower room and balcony, guest bedroom with en suite bathroom, third bedroom with balcony and a family bathroom are on the first floor, with the kitchen/family room above this, on the second floor. This first class open plan living space measures 34' x 33', with masses of space to cook, eat, relax and entertain, a walk in pantry and two sets of glazed doors to two balconies, letting in light and connecting the room with the view. There is also a cloakroom/WC and a landing on this floor, with a staircase up to the top floor. The accommodation on this level has been designed as the principal bedroom suite, with 17' bedroom, dressing room and bathroom, but a prospective buyer may chose to use the huge bedroom on the first floor as the master bedroom, in favour of using this top floor area as another reception room, as it really would make a first rate entertaining space. Glazed sliding doors open onto a 32' incredible roof terrace and with views over both town and countryside, you really do feel like you're on top of the world here. Underfloor heating is found throughout and the property has been designed with energy efficiency in mind, with an excellent EPC rating. High quality fittings have been used everywhere, and they have been fitted to an exacting standard, complementing the design. Brewery House is completely unique, and ready for one very lucky buyer.

## Outside

The elevated location allows for a superb view across the chimney pots of Nailsworth, and the balconies and incredible roof terrace make the very most of this. There are two balconies on the first floor, one from the principal bedroom, and one from the fourth bedroom. There are two further balconies on the second floor, from the living space, and an enclosed rear garden that is also accessed from this room. This decked area is very private, with a raised border and Cotswold dry stone wall behind. The statement exterior space here though, is undoubtedly the magnificent roof terrace. This 32' space commands the most fantastic view out over the town, and the fields behind the house, with glazed sliding doors that open from the room on this floor, connecting the inside with the outside.

## Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## Directions

From our Nailsworth office proceed up the A46 Bath Road. Pass the Bristol Road turning signposted for Horsley on your right and look out for the turning for Tetbury Lane on your left. Turn into this lane and then take the next right into the Maltings development. The property can be found at the top on the left hand side.

## Property information

The property is freehold. The current annual maintenance charges are £891.77 per annum. Mains electricity, heating via air source heat pump and underfloor heating, mains water and drainage. The council tax band is to be confirmed.

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



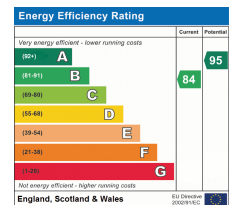
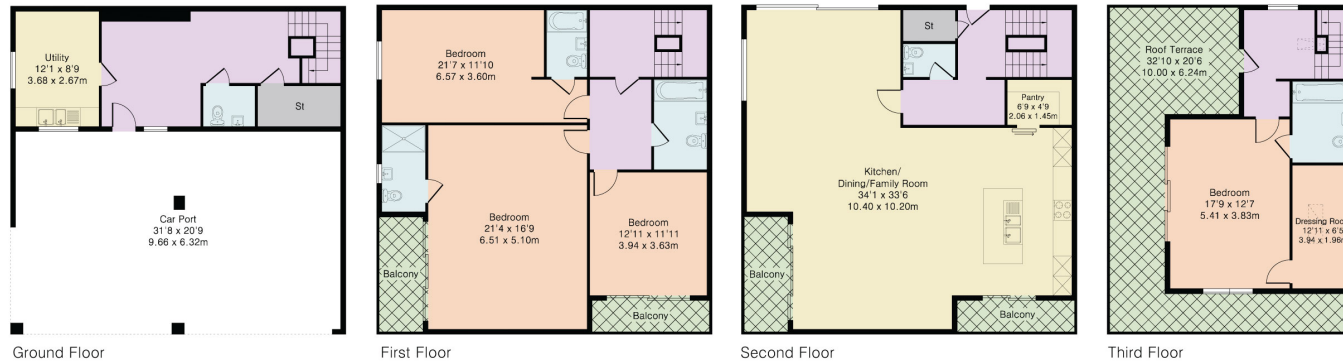
**Approximate Gross Internal Area 2961 sq ft - 274 sq m**

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 1038 sq ft – 96 sq m

Second Floor Area 1038 sq ft – 96 sq m

Third Floor Area 473 sq ft – 44 sq m



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.