



**Malthouse**

**01684 293246**



# The Malthouse, East Street, Tewkesbury, GL20 5NR

The achievements of A G Boniface & Sons Ltd to meticulously restore this Grade II\* Listed 17<sup>th</sup> Century building are phenomenal. Tree ring dating indicates a construction date of 1612 with one beam dating back to 1396. Existing as a Malthouse for approximately 250 years, and then a builder's yard for 150, every effort has been made to maintain the provenance and history of the building.

Today The Malthouse offers contemporary, characterful, generously proportioned, energy efficient accommodation that reflects the demands of modern living whilst maintaining the character and atmosphere of days gone by.

On the ground floor there is a large kitchen/dining/living room with the advantage of a utility room and ground floor wc. The kitchen is fitted with a range of base and tall units with solid oak work tops over, and fitted with an integrated electric hob, electric oven; and dishwasher. The kitchen/dining/living room flooring has been relaid using the original handmade bricks, which even have the makers fingerprints, and which really add to the ambience of the room.

Stairs lead up to the first floor with oak hand rails. At the front of the building there is a stunning triple aspect lounge – full of light and character, with French doors opening onto a galvanized balcony with steps leading down to the courtyard below. On this floor is a shower room and the second bedroom.

On the second floor there is a large main bedroom, again oozing character and benefitting from useful under eaves storage cupboards. Also on this floor there is a contemporary styled shower room, separate wc and a further bedroom.



The Malthouse has the benefit of an A Rated system boiler with a 10 year guarantee providing heating and hot water in a stainless steel, mains pressure unvented cylinder. The building fabric has been lined with Newton Membrane and every element insulated to modern standards including handmade oak joinery incorporating Heritage double glazed units. Natural light floods the attic floor via Rooflight Company conservatory rooflights.

Every element of preservation has been given careful consideration including using reclaimed elm and oak boards for cupboard doors; a homage wall panel and even repositioning and renovating the downstairs Thunderbox as a window seat.

Outside an attractive walled courtyard leads to the front door and provides off road parking, and external steps to the first floor and its "front door". There is an outside tap and power for those who wish to have an electric car. In addition there are electrically operated gates providing access onto East Street.

The Malthouse is quietly positioned within the heart of the town centre and within walking distance of Tewkesbury's excellent range of eateries, supermarkets, shops, leisure and sports facilities. In addition, the town boasts a modern medical centre and hospital; The Roses Theatre; and the historic Tewkesbury Abbey.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



## Ground Floor

Kitchen/dining/living room 26'9"x19'5"  
Utility room 6'7"x 5'4"  
Wc

## First Floor

Lounge 21' x 20' 4"  
Bedroom 2 15'6"x9'4"  
Shower Room 9'1"x4'9"

## Second Floor

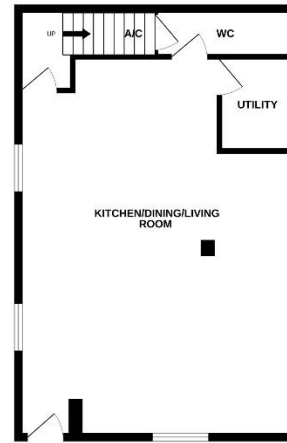
Bedroom 1 20'2"x12'10" max  
Bedroom 3 11'9"x6'11" max  
Shower Room 6'4" X 4'11" max  
wc

## Outside

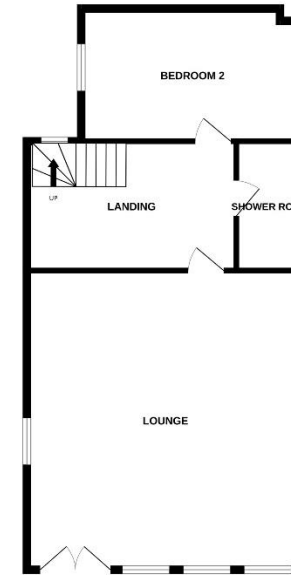
Courtyard  
Off road parking

**Tewkesbury Borough Council Tax Band D**

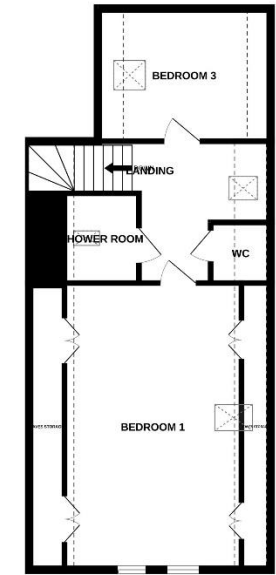
GROUND FLOOR



1ST FLOOR



2ND FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

**Guide Price £450,000 Freehold**

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