



Kiln House, Tetbury Lane, Nailsworth, Gloucestershire, GL6 0JD
Price guide £735,000



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A Stunning four bedroom house created from the old brewery kiln at a Grade II listed former maltings, with over 2,400 sq ft of flexible living space, offering buyers the chance to really make the property their own. Private courtyard garden and two parking spaces

ENTRANCE HALL, CELLAR/CINEMA ROOM, SITTING ROOM, KITCHEN/FAMILY ROOM, THREE BEDROOMS, TWO WITH EN-SUITE BATHROOMS, STUDY/BEDROOM FOUR, FAMILY BATHROOM, COURTYARD GARDEN AND ALLOCATED PARKING FOR TWO CARS



Viewing by appointment only

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Description

A stunning and unique new house has 'arisen from the ashes' of one of Nailsworth's beautiful old historic buildings. The old kiln in Tetbury Lane had been derelict for many years, but has now been transformed into an amazing and individual Grade II Listed new home full of light and character. The four-storey, hexagonal property is, as its name suggests, the original old kiln for The Maltings, a lovely collection of Cotswold stone buildings where the town's beer was once brewed then delivered to local pubs. The kiln was used to dry barley as part of the brewing process. The Old Kiln House sits alongside 11 stylish apartments which have been created at the Grade II listed site, tucked up a country lane just outside Nailsworth, yet only a few minutes' walk from the town. A new house is also being built on the site. This is a home for those looking for something out of the ordinary and offers very flexible living space and bags of character, with many original historical features still intact.

The front door takes you into a spacious 20' kitchen/family room, fitted out with quality units and integrated appliances, and dominated by the huge feature glass windows at the front of the kiln, which flood the room with light. Also on this floor are the main bathroom and another room which could be used as either a bedroom, study or dining room. Steps lead down through an amazing glass lobby area, which would look fabulous decked out with plants, to the lower area, where the sitting room is found. This is where one really feels the history of the building, with the huge stone kiln that was used to generate heat to dry the barley taking pride of place in the spacious sitting room. There are two more rooms on this level, which offer really flexible space. One of the rooms could be used as a reception hall, study or playroom and there is also a huge 35' cellar room which would make a great cinema room, home gym or storage area. From the kitchen, steps lead up to the second floor, where there are two bedrooms, one with en-suite. These rooms also benefit from large feature windows. Steps lead up again to the top floor, where there is a truly stunning room with a spectacular roof lantern. This is the master bedroom with an en-suite bathroom and, once again, those gorgeous large feature windows. High quality fittings have been used throughout this sympathetic renovation, with built in appliances and Roca bathroom furniture and the property also benefits from ultra fast broadband. Kiln House is a real statement home for those who like to think outside the box.

Outside

The property has a large, private paved courtyard garden to the side, which can be accessed from either the lower floor or from the kitchen (via steps). This is currently a bit of a blank canvas, offering a potential buyer the chance to really make their mark on this lovely space, which has views of trees and the town. There are also two allocated parking spaces, which are on the same level as the front door and kitchen, allowing for easy access to the property.

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

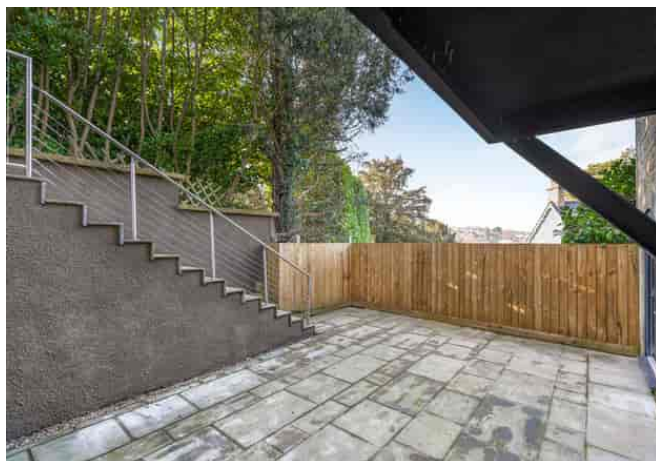
From our Nailsworth office proceed up the A46 Bath Road. Pass the Bristol Road turning signposted for Horsley on your right and look out for the turning for Tetbury Lane on your left. Turn into this lane and then take the next right into the Maltings development. The Old Kiln can be found a little way along on the right.

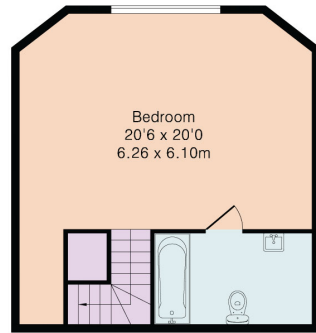
Property information

The property is freehold. The current annual maintenance charges are £2329.31 per annum. Electric panel 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





Second Floor

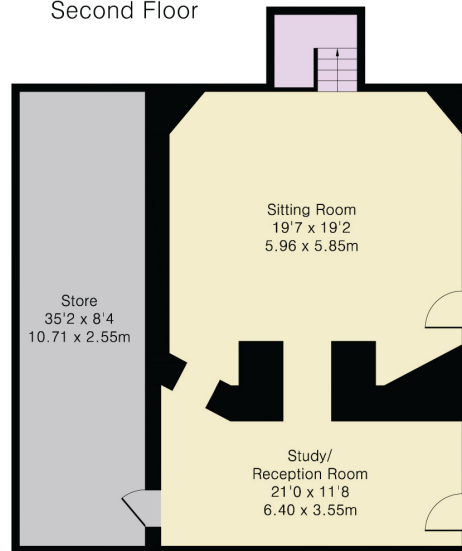
Approximate Gross Internal Area 2494 sq ft - 232 sq m

Basement Area 918 sq ft – 85 sq m

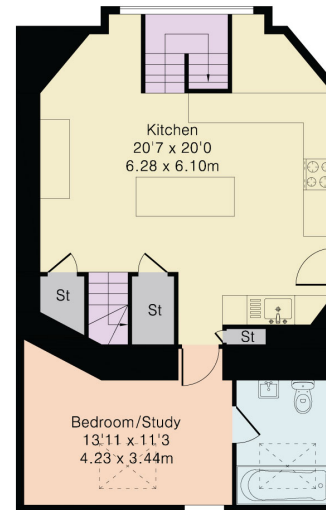
Ground Floor Area 652 sq ft – 61 sq m

First Floor Area 541 sq ft – 50 sq m

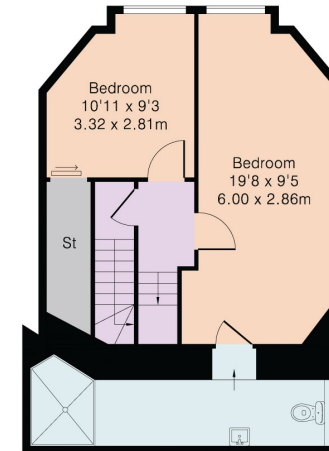
Second Floor Area 395 sq ft – 37 sq m



Basement



Ground Floor



First Floor

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.