

The Maltings

Tetbury Lane, Nailsworth
Gloucestershire, GL6 0JD

PETER JOY
Sales & Lettings

A superb conversion of a Grade II listed former Maltings building just above Nailsworth centre





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13 beautifully appointed properties within a Grade II Listed former Maltings site in a country lane just above the shops and amenities of Nailsworth town

Proximity to

Nailsworth centre – 0.9 miles

Stroud – 5.5 miles

Cirencester – 13.1 miles

Bristol – 29 miles

Stroud Railway Station – 5.5 miles

(London Paddington service)

Can and Dursley Railway Station – 11.6 miles

Kemble Railway Station – 12.1 miles

(Distances and times are approximate).

The History of the Site

Brewing beer is said to be part alchemy and part art – the magic of creation, combined with the blending of flavour and passion. Up a country lane just outside the bustling little town of Nailsworth, a new kind of magic is taking place. The beautiful old Cotswold stone buildings where the town's beer was once brewed and delivered to pubs all over the area, are being lovingly restored and transformed into stylish apartments. These cool, quirky spaces are being created with the same passion and attention to detail as the master brewer would use to bring his creation to life.

The historic, Grade II listed site has a fascinating history. Derelict and unloved for many years, The Maltings is now being re-imagined as 13 truly stunning properties, many with original historical features. The Nailsworth site was originally the home of a bacon cellar building, constructed by bacon maker Isaac Hillier. A second structure seems to have been added between 1856 and 1881. The brewery grew in size and stature and, by 1891, its buildings occupied most of the area between Butcher's Hill and Brewery Lane, as well as The Maltings in Tetbury Lane.

The buildings became Grade II listed in 2006, but sadly fell into disrepair and many of the historical features were lost. Over the course of the last two years, a meticulous restoration project has been underway to create an exclusive complex of very individual new homes, brimming with original historical features. A striking 4 storey new-build house is also being built on the site and the beautiful old kiln has been completely renovated to create a truly unique showcase home.

So now Nailsworth townsfolk can raise a glass to a new dawn in the history of this important local site.





The site today

It is immediately apparent that extraordinary care has been taken in conserving the character and heritage of the site. There is a fine line to toe here – preservation of the Grade II listed site and the creation of comfortable modern living spaces aren't always easy bedfellows. Any such concerns are quashed upon entry however. Open, airy living spaces now sit within the period stone and brick structures, and contemporary kitchens and bathrooms share the spotlight with carefully retained original features. High quality fittings have been used throughout the site, with Neff appliances and Roca bathroom furniture and the site also benefits from ultra fast broadband. Local craftsmen and businesses have been integral to the conversion work. High levels of insulation have been added to the buildings and the use of double glazing has been permitted, so potential purchasers can be sure that they are getting the very best of both worlds – the charm and character of a period property, with the convenience and ease of living that modern property design affords.

There's real variety in the living spaces on offer. The apartments are a range of one and two bedroom homes ranging from 688sq ft to over 1100 sq ft. One fortunate buyer will live in the Old Kiln – a superb four storey dwelling with a private garden at the side. The same level of care, attention and finish has been used throughout the site, and the renovation is guaranteed by a (LABC Equivalent), giving buyers peace of mind. Two of the top floor properties have a small terrace at the rear, which overlook fields, and many of them take in a lovely view across the valley or over fields. All of the units have a parking space and several of the apartments also have a dedicated secure storage area. All are of course offered chain free.









Location

“What is this life if, full of care, we have no time to stand and stare?” - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies’ time, but there is still much to stand and stare at in the bustling town centre, 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. 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.

Services

We are informed that electricity, water and drainage will connect to the site.

Tenure

Leasehold, annual charge to be confirmed

Viewings

Strictly by appointment with Peter Joy Estate Agents. Contact us on 01453 833747 or email nailsworth@peterjoy.co.uk





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

