



The Old Malthouse, Iron Acton, South Gloucestershire



An interesting mid 17th century village house with detached annexe, heated swimming pool, garden and woodland, in about 1.75 acres

Summary of Accommodation

Ground floor Reception hall | Drawing room | Sitting room | Dining room | Study
Games room | Kitchen/breakfast room | Wet room | Utility room

First floor Principal bedroom with en suite bathroom | 3 bedrooms | Study/bedroom 5
Family bathroom

Second Floor Bedroom 6 | 2 attic rooms

Detached Ancillary Accommodation (The Stables) Hall | Sitting room | Kitchen
2 bedrooms | Bath/shower room

Outside Walled garden | Heated swimming pool | Private woodland with walks
Gravel drive approach | Triple stone and tile garage block with workshop
Stone and tiled outbuilding

In all about 1.75 acres

Distances

Bristol 9 miles | Thornbury 7.5 miles | M4 (J18) 8 miles | M5 (J14) 7.5 miles
Parkway Rail Station 4.5 miles | Bristol Airport 17 miles (Distances are approximate).





The Property

It is rare that a central high street period property with 1.75 acres of grounds including woodland, swimming pool, and ancillary accommodation comes to the market. The property is situated in this pretty high street, close to the church, in the conservation area and is not listed.

The Old Malthouse dates back to the mid 1650's. It has been in the same ownership since 1983 at which time it was significantly and sympathetically modernised carefully retaining all period features and has been well maintained. An integral barn was converted to provide an excellent games room. There are beamed ceilings, stone and inglenook fireplaces, log burning stoves, vaulted ceilings with exposed trusses, and window seats. The ceilings are of comfortable ceiling height and the interior has a warm and friendly atmosphere.

The drawing room and sitting room are particularly charming rooms with the sitting room opening to the garden, as does the large kitchen/breakfast room. The study is fitted with solid wood bookshelves, cupboards and desk and overlooks the high street. The dining room looks over the garden.

There is a utility room, separate wet room which leads to the inner hall that gives access to the integral converted barn. This space has wood floor and vaulted ceiling providing a games room but could equally be a garden room, music room or subject to any necessary consents, offers scope for conversion into a self contained unit.

The principal bedroom has window seats, a vaulted ceiling with exposed beams and en suite bathroom. Adjacent is a study/bedroom 5 which could be used as a nursery. There are three further bedrooms and family bathroom on the first floor. The second floor includes bedroom 6 and two attic rooms.





The Stables

The detached stone and tiled stables is located across the drive and been attractively converted into ancillary accommodation with its own oil fire central heating system. There is a sitting room with vaulted ceiling, two bedrooms, fitted kitchen and a bath/shower room.

Gardens and Grounds

The Old Malthouse is approached over a gravel drive between the house and the detached stone and tiled triple bay garage with two electrically operated doors and one manual door which leads to a large workshop/storage area. There is a generous gravel parking area beside a detached stone and tile outbuilding.

The gardens and grounds all lie behind the house. A walled level lawn has shaped well planted borders and beyond are further lawns interspersed with mature trees, gravel pathways, low stone walls and stone steps lead up to the enclosed heated swimming pool with paved surround and a summer house/changing room. The lawns lead to the woodland known as Wildside Walk where pathways meander through. Fruit trees in the garden include apple, fig and plum.

In all the property extends to about 1.75 acres.

Directions (BS37 9UQ)

When in the High Street from the Latteridge Road direction, Old Malthouse is seen along on the right hand side, diagonally opposite the Parish Hall.

Property information

Services: Mains water, electricity and drainage connected to the property. Oil central heating to the Old Malthouse and The Stables. Broadband provided by BT

Local Authority: South Gloucestershire Council : Tel 01454 868009

EPC: F

Viewing: Strictly by appointment only with agents Knight Frank.





Approximate Gross Internal Floor Area

Main House = 405 sq m / 4,469 sq ft

The Stable = 57 sq m / 620 sq ft

Garage Block = 101 sq m / 1,091 sq ft

Outbuilding = 15 sq m / 171 sq ft

Total Area = 578 sq m / 6,351 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

Freddie Wright

0117 317 1997

freddie.wright@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2023. Photographs and videos dated February 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.