

# AUCOOT



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## ADDRESS

The Drying Loft, Woodhams Brewery, Rochester,  
Kent

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## PRICE

£375,000

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## DESIGNER

Restoration House

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## INFORMATION

Situated in the heart of historic Rochester is this newly refurbished one-bedroom home in the former Woodhams Brewery. This large apartment is positioned in the grounds of the highly revered Grade I listed Restoration House and measures an impressive 981 square feet approximately (13,272 cubic sqft).

The apartments have been expertly crafted by the same creative team that restored the House and they have happily broken the rules of traditional development by choosing to produce inspiring spaces with high quality finishes that expertly combine practicality with volume and light. Using a layered approach to interior design, they have achieved a delicate balance of old and new, found and sourced, to create a rich interplay of material, texture and tones. Leaseholders will be given a friends and family season ticket to Restoration House and Gardens when it is open to the public and there are two dedicated off-street parking spaces per flat.

This large one-bedroom apartment is positioned halfway up 'the tower', and is where the hops were dried for the brewery (most of which were grown onsite). The apartment is accessed from the cobbled yard via a beautiful handmade staircase. A stunning kitchen and dining area, with its double height ceiling, still retains original features like the glazed white bricks and louvres that open to provide a cooling breeze. A suggested internal layout has been designed for the kitchen, but has intentionally not yet been built, allowing you to have your own input on the use of the space before it is constructed.

From here double doors take you through to the living area which also has impressive ceiling heights and retains the original wood roof beams. There is a family-sized bathroom at this level too, and above it a half landing that overlooks the living space and provides a great area for a workspace or a sleeping platform for guests. Up a few more stairs and the double bedroom is still home to architectural detail that remind you of the history of the building you're in. Keep climbing and you reach an ensuite shower room at the very top.

All of the apartments share considered details that include solid brass door furniture, reconditioned old fashioned radiators, reclaimed solid wood flooring treated with wax and natural oils, natural wool insulation and high quality joinery. Paint used across the woodwork has been made by hand by the creative team using turpentine, linseed oil and natural earth pigments painted directly onto the wood without a primer. "Unlike most modern paints, our homemade elixir feeds the wood, lets it breath and creates subtle and varying colours that change their mood as the light varies through the day or night." The Taproom and Tower both have smart lighting systems that you can tune to your own requirements, and wiring for a smart audio system.

Ancient Rochester is home to the second oldest Cathedral in the world and is famous for being a favourite of Charles Dickens. Today its picturesque and well-maintained high street is home to many cafes, bars, restaurants, boutiques and local independent shops. There is an excellently preserved 12th century Norman castle where concerts and open air cinemas are often hosted in the grounds.





Rochester mainline station has a direct and fast service to London – 20 minutes into Stratford International and other direct routes to Victoria, Charing Cross, Kings Cross St Pancras and London Bridge. There is easy access to the M2/A2 and M20. You are positioned perfectly for exploring the Kent and Sussex coast – and only 30 minutes away from Ebbsfleet and Ashford international train stations.

\*Please note that the photography may feature elements from different apartments and areas around the building\*

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LEASE LENGTH

999 years

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SERVICE CHARGE

Approx £1,250 pa

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EPC

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### Flat 3, Woodhams Brewery

Gross Internal Area : 91.2 sq.m (981 sq.ft.)

