

AUCOOT



ADDRESS

The Cask Store, Woodhams Brewery, Rochester
Kent

PRICE

£550,000

DESIGNER

Restoration House

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 1751 square feet approximately.

This apartment used to be where the brewery stored the casks and bottled beer, and features a grid of original studded iron beams made by Garnock Steel. The expansive flat has been arranged as a 1751 sq ft (approx) one bedroom, one bathroom apartment, with a large (approx. 650 sq ft) studio/office/workroom area. There are three separate flagstone terraces wrapped around it which get the sun at different times of day. The studio area has its own front door, with internal access to the kitchen and living area, where there is a separate cloakroom and WC. It also has its own direct pedestrian access from the street should you want to use it, especially handy if you're running a business from home. It currently has live/work classification, but in the longer-term you have the option of converting it into a 2-3 bedroom flat.

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 features elements from different apartments and areas around the building due to the apartment not being finished at the time photography was carried out. We will update in due course



LEASE LENGTH

999 years

SERVICE CHARGE

Approx £2,220 pa

EPC
=D



Flat 1, Woodhams Brewery

Gross Internal Area : 162.7 sq.m (1751 sq.ft.)

