



The Old Malthouse
High Street | Iron Acton | Bristol | Gloucestershire | BS37 9UQ

STEP INSIDE

The Old Malthouse

A rare opportunity to acquire a central high street period property with 1.75 acres of private grounds, including woodland walks, a swimming pool, and beautifully converted annexed accommodation.

It is unusual for a home of such character and scale to come to the market in a high street setting. Situated within the conservation area in Iron Acton, close to the church, The Old Malthouse combines history, charm, and modern practicality. Dating back to the mid-17th century, the property has been under the same ownership since 1983 and was thoughtfully modernised at that time, with care taken to preserve its many period features.

Step inside

This handsome home boasts beamed ceilings, stone and inglenook fireplaces, log burning stoves, window seats, and vaulted ceilings with exposed trusses. The result is a house of generous proportions with comfortable ceiling heights, a welcoming atmosphere, and flexible living spaces.

The reception hall leads to a number of fine reception rooms. The drawing room and sitting room are particularly inviting, both with character features, large inglenook fireplaces and access to the gardens, the latter opening directly onto the grounds. A well-proportioned dining room looks out over the gardens, while the large kitchen/breakfast room provides a heart to the home, also connecting seamlessly with the outdoor space. This room is particularly impressive in size for a home of this age.

The study, fitted with bespoke solid wood shelving, cupboards and desk, overlooks the high street, making it ideal for working from home. A utility room and a separate wet room complete the practical ground floor accommodation.

A particularly special feature is the integral converted barn, currently a games room with wood floor and nearly triple height vaulted ceiling. This flexible space could equally serve as studio, gym, or a self-contained annexe (subject to planning).

To the first floor, the principal bedroom is a true highlight with vaulted ceiling, exposed beams, window seats, and an en suite bathroom. Adjacent is a study/bedroom 5, ideal as a nursery. There are three further bedrooms and a family bathroom on this floor, each with individual character and charm.

To the second floor, a sixth bedroom and two attic rooms provide further accommodation, ideal as hobby rooms or additional bedrooms if required.

Positioned across the drive, a detached stone and tiled building has been thoughtfully converted to provide independent living space. With its own oil-fired central heating system, the accommodation includes a vaulted sitting room, fitted kitchen, two bedrooms, and a bath/shower room – perfect for multi-generational living, guest accommodation, or potential holiday letting.





SELLER INSIGHT

“Bought by our parents 45 years ago, they were looking for a peaceful yet sociable village lifestyle, well connected to Bristol, Chipping Sodbury, and the motorway network – and this location had it all, and still does,” say the owners. “As active children and keen swimmers, we were especially drawn to the pool and the generous outdoor space, which gave us a wonderfully healthy and active lifestyle.”

The Old Malthouse dates back to the mid-1660s. “When our parents built the kitchen extension, they discovered an old date stone.” That kitchen has become a large, light, and welcoming space – the true heartbeat of the home. “The overall layout is fantastic, with generous areas like the games room, once an old barn, providing space for play and entertaining, balanced by cosier rooms with open fires, perfect for reading in or retreating to in the evenings. It’s a house you could never tire of, with spaces to suit every mood or occasion.”

This family home is approached along a gravel drive, opening onto gardens, orchards, and woodland, with lawns, a heated pool, and a summer house creating a magical retreat. “The grounds are wonderfully mature, with many trees planted by our family. We have great memories of playing rugby in the winter, cricket in the summer, and, of course, endless pool fun – during the summer months, we’d get up at 8am and spend almost the whole day swimming and splashing about!” recall the owners. They add, “Even if you’re not as active as we were, it’s a beautiful place for a gentle stroll to enjoy the nature and peace and quiet.”

Beyond the house, a vibrant community offers plenty to do. “It’s the perfect village, with annual events such as a beer festival, horticultural fair, proms in the meadows, and a May Day festival. People also come together to raise money for charity,” explain the owners. “Our parents loved the tradition of Christmas window decoration in the village, and when they were unwell, the neighbours stepped in to take care of the festive décor – the villagers really are wonderful.” With good schools nearby and easy access to the M4 and M5 motorways, commuting is straightforward, making this an ideal place for families and professionals alike.

“We’ll take with us happy memories of our parents welcoming visitors, hosting parties, and seeing a third generation enjoy the place,” they add.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

The Old Malthouse

The property is approached via a gravel drive, passing between the house and a substantial detached stone and tiled triple-bay garage, with two electrically operated doors, one manual door, and a large adjoining workshop/storage area. A generous gravelled parking area lies beyond, alongside a further stone and tiled outbuilding.

To the rear, the private grounds extend to approximately 1.75 acres. A charming walled lawned garden is bordered by mature planting and leads to expansive lawns, interspersed with established trees and gravel pathways. Stone steps rise to the heated enclosed swimming pool, with paved surround and summer house/changing room.

Beyond lies an enchanting private woodland where meandering pathways invite peaceful strolls. Fruit trees and an abundance of wildlife adds to the property's incredible country lifestyle.

Area description

Nestled in the rolling fringe of the Cotswolds and lying approximately 2 miles west of Yate and 9 miles northeast of central Bristol, Iron Acton is a charming South Gloucestershire village and civil parish brimming with heritage and rural appeal. Designated a Conservation Area in 1975, Iron Acton is recognised for its architectural and historic charm whilst still having easy connectivity to key amenities and travel links being approximately 5 miles from the M4 motorway, 5.5 miles from Bristol Parkway train station and 18 miles to Bristol airport.





KEY FEATURES

The Old Malthouse

- 6 bedroom main house with large reception rooms
- Prime location – A rare central High Street period home in the heart of Iron Acton, close to the church, offering heritage charm with modern practicality.
- Extensive Grounds – About 1.75 acres of private gardens, woodland walks, and a heated swimming pool.
- Character & Charm – Mid-17th century origins with beamed ceilings, inglenook fireplaces, vaulted ceilings, exposed trusses, and window seats.
- Self-Contained Annexed Accommodation – Detached two-bedroom converted stables with vaulted sitting room, kitchen, and bathroom – ideal for guests or multi-generational living.
- Triple-bay garage with workshop, ample parking, stone outbuildings, and beautifully landscaped walled gardens.

Directions

What3Words:///bluntly.ranged.investors



The Old Malthouse High Street, Iron Acton, Bristol

Approximate Gross Internal Area

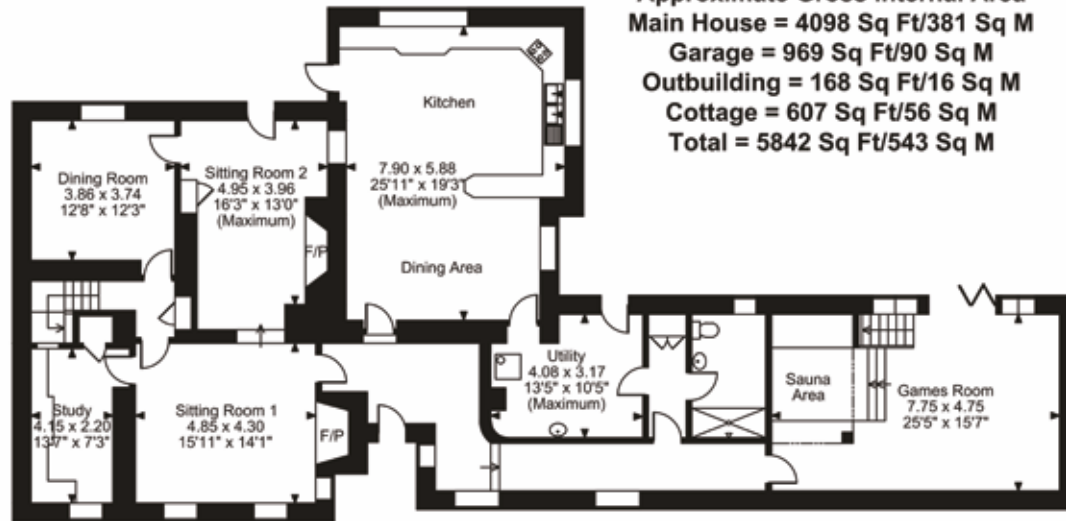
Main House = 4098 Sq Ft/381 Sq M

Garage = 969 Sq Ft/90 Sq M

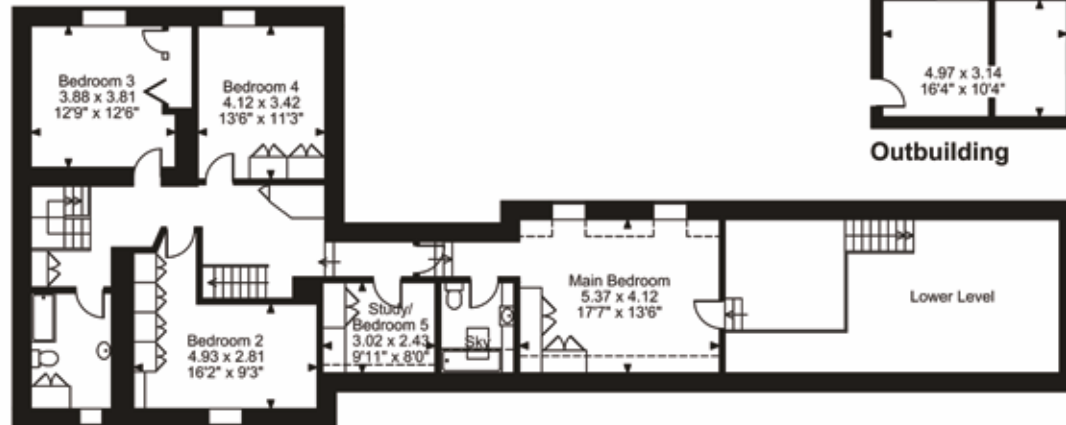
Outbuilding = 168 Sq Ft/16 Sq M

Cottage = 607 Sq Ft/56 Sq M

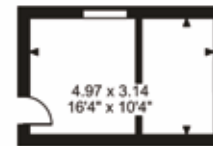
Total = 5842 Sq Ft/543 Sq M



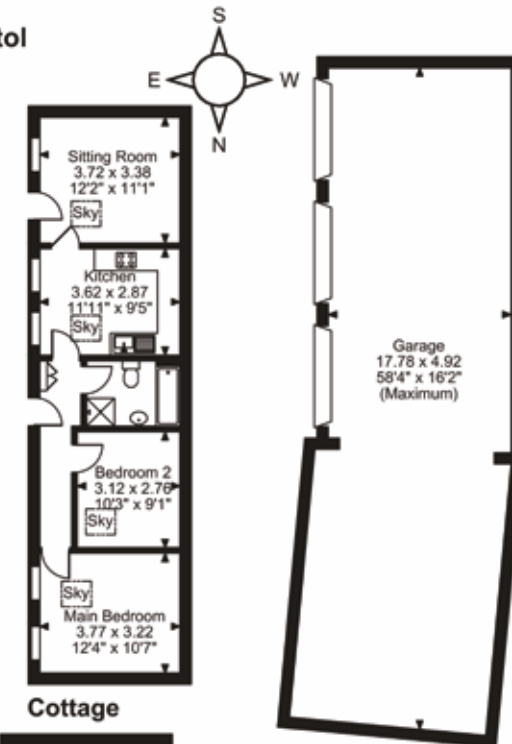
Ground Floor



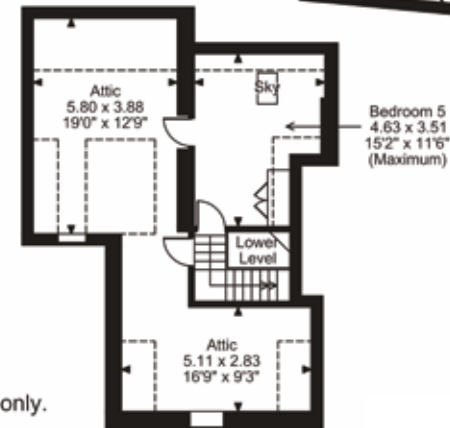
First Floor



Outbuilding



Cottage



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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