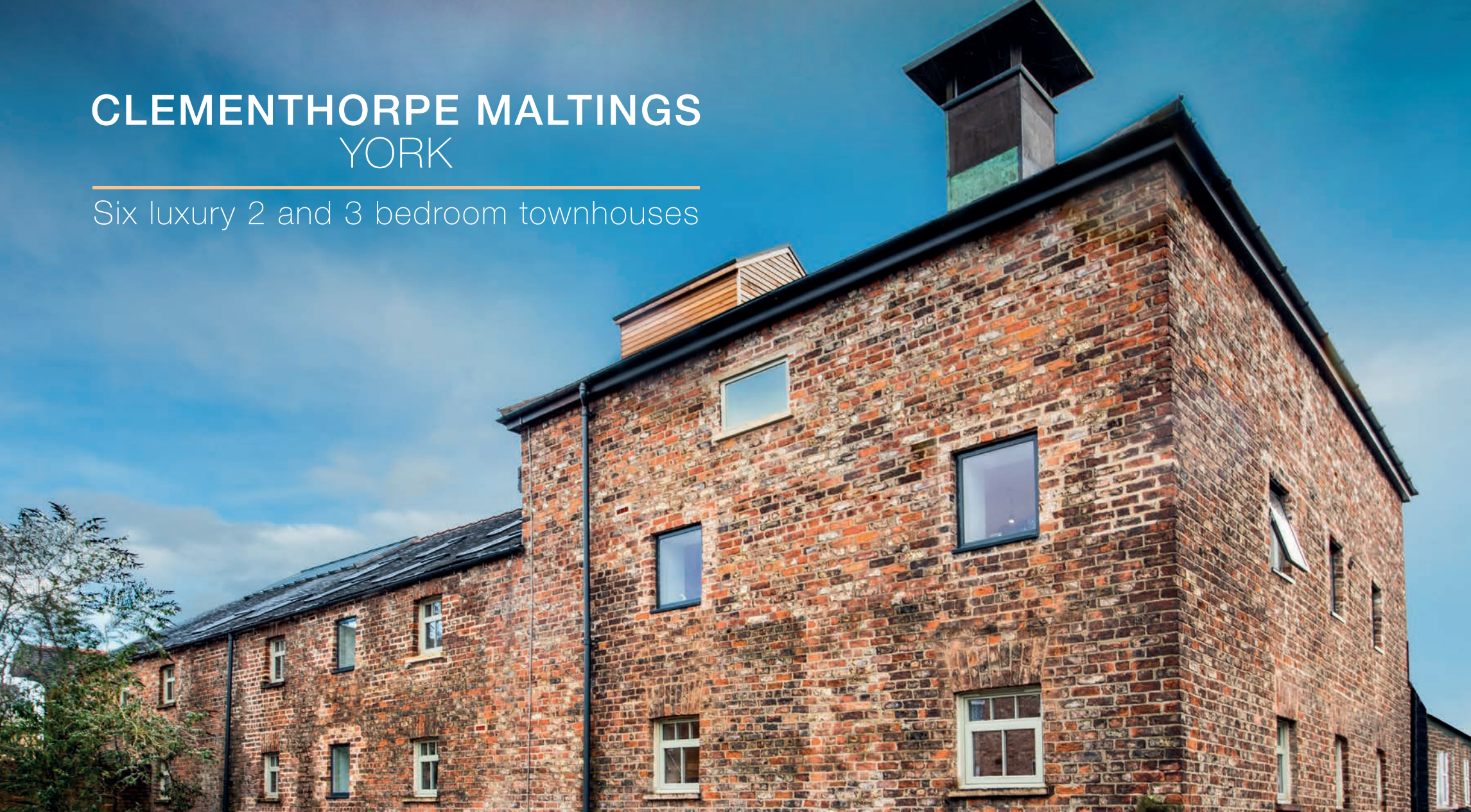


# CLEMENTHORPE MALTINGS YORK

Six luxury 2 and 3 bedroom townhouses





Clementhorpe Maltings is an important survivor of the industrial landscape of modern York. It is not known exactly when it was constructed though it is believed to be in the late 19th century, probably after 1880 following the repeal of the malt tax. It is known that in 1895 it was operated by the Tadcaster Tower Brewery Company Ltd, who owned 280 pubs and off licences across the region, they subsequently purchased the property in 1903 and ran it as a malting house up until the late 1950s.

This Grade II Listed building has remained disused and empty since this time. Purchased by "the Corporation" in 1963, Clementhorpe Maltings lay within an area designated by City of York Council for wholesale clearance with the replacement of Victorian properties with local authority new build housing and also an area proposed for a new York inner ring road.

This Grade II Listed building has remained untouched for over half a century. It is among a few malting houses to survive and is unique as it still houses much of its original and now rare malting machinery.

Purchased by Northminster Limited in 2015 the building has been carefully refurbished to provide six high quality residential units incorporating many original features of the building including original timber trusses, the malt bin doors, and Victorian cast columns. All accessed from the stunning 20ft high, 3-storey entrance atrium housing the original working machinery including the Nalder & Nalder seed dressing machine, bucket lift elevator, steep, grain hopper and 'taking in' door winch machinery, all arranged over the original quarry tile floor. Meanwhile at the southern entrance there is located the original H. J. H. King furnace, it is the survival of this early King furnace which makes this building so important as it is thought to be the only one still in existence.

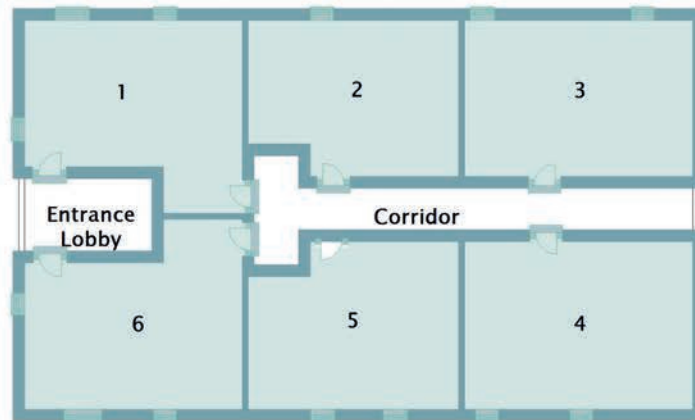
Northminster have gone to great lengths to respect the heritage of this building enabling home owners to enjoy the historic industrial past in the comfort of modern contemporary homes in what must be one of York's most sought after Bishopthorpe Road locations.



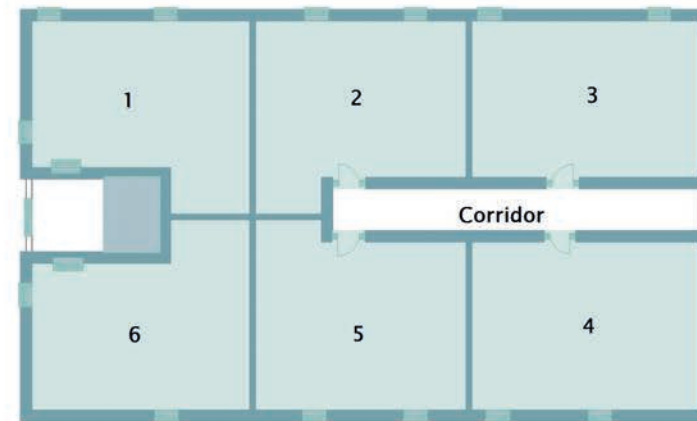
# SITE PLAN

## CLEMENTHORPE MALTINGS

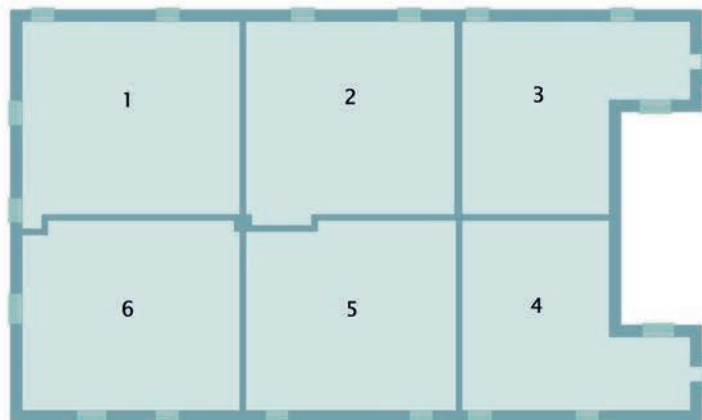
Ground Floor



First Floor



Second Floor



Third Floor



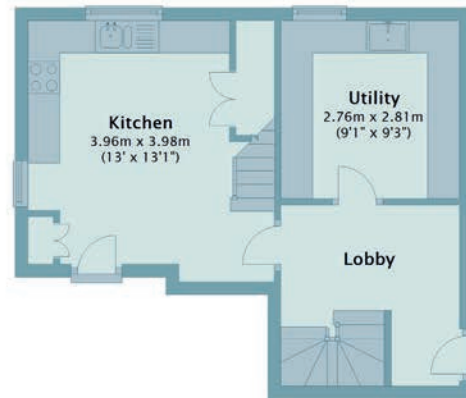
1

## CLEMENTHORPE MALTINGS

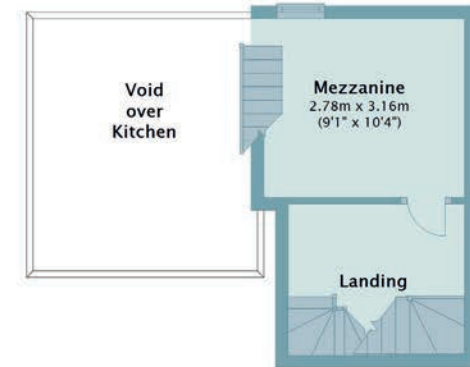
Impressively spacious three/four bedroomed  
townhouse set over four floors  
benefitting from double height kitchen  
and attractive living space with utility room and  
large remote store.

“attractive living space”

Ground Floor



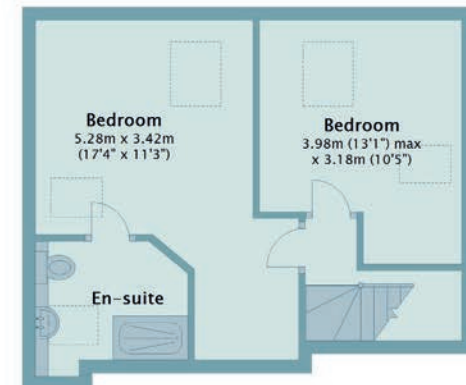
First Floor



Second Floor



Third Floor



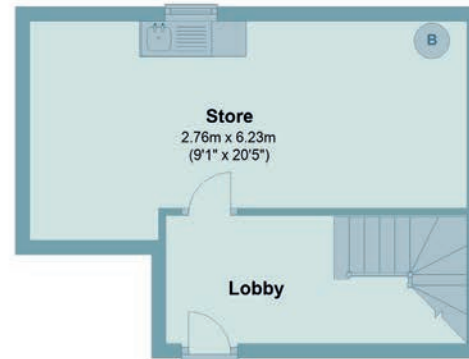
2

## CLEMENTHORPE MALTINGS

A two bedroom townhouse with exposed timber beams, open plan Kitchen/Living/Dining space and useful ground floor store/utility room.

“exposed timber beams”

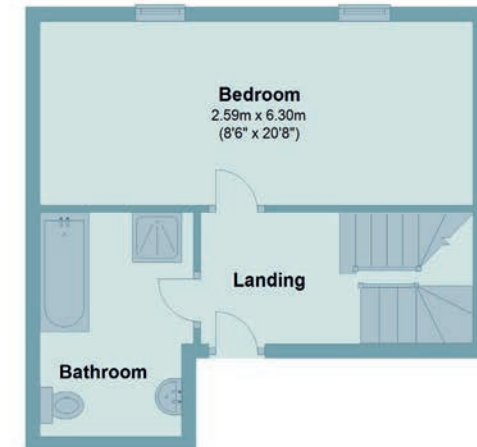
**Ground Floor**



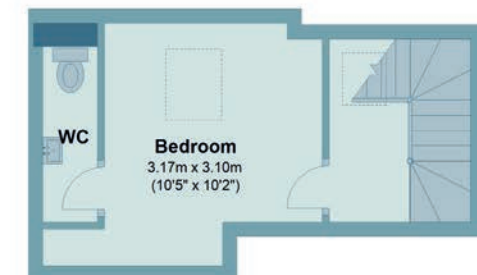
**Second Floor**



**First Floor**



**Third Floor**





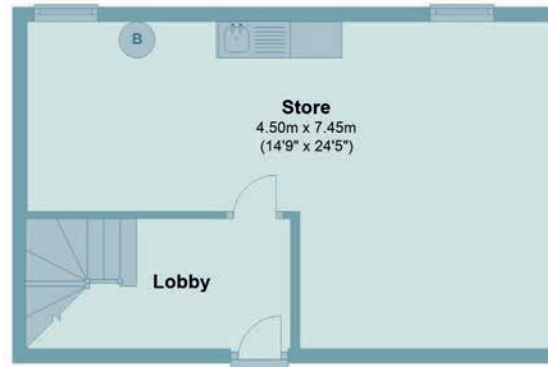
3

## CLEMENTHORPE MALTINGS

Contemporary three bedroom townhouse  
with unique views of the original workings,  
4 piece house bathroom and  
en-suite wc, ground floor store  
with utility area.

“unique views of the  
original workings”

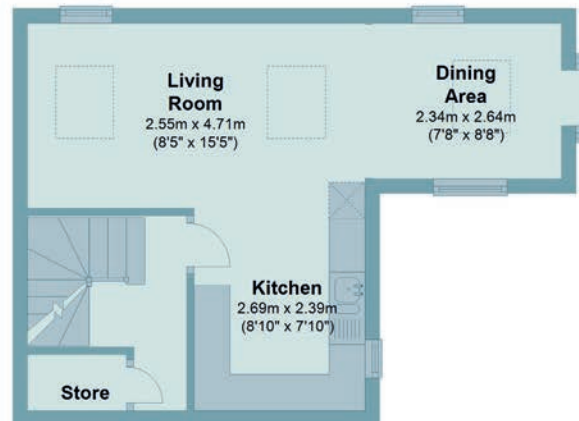
Ground Floor



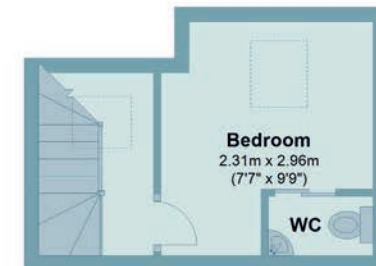
First Floor



Second Floor



Third Floor



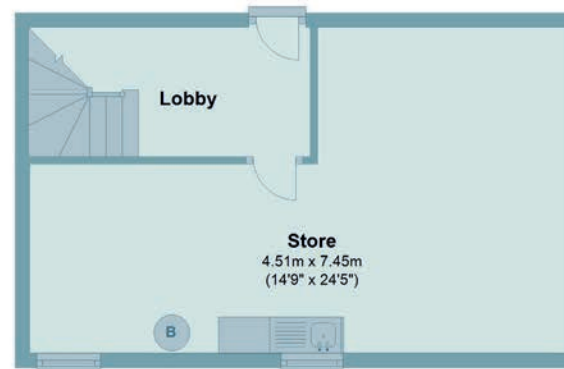
4

## CLEMENTHORPE MALTINGS

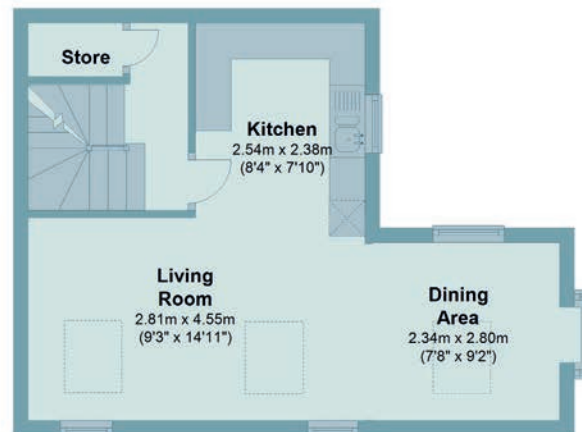
Retaining many of the original features  
this 3 bedroom townhouse is laid out  
over three floors with further  
ground floor store/utility.

“retaining many of the  
original features”

**Ground Floor**



**Second Floor**



**First Floor**



**Third Floor**



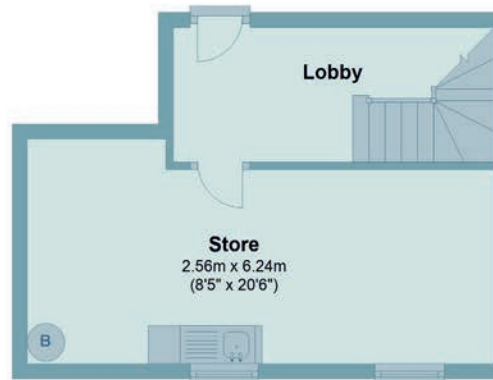
5

## CLEMENTHORPE MALTINGS

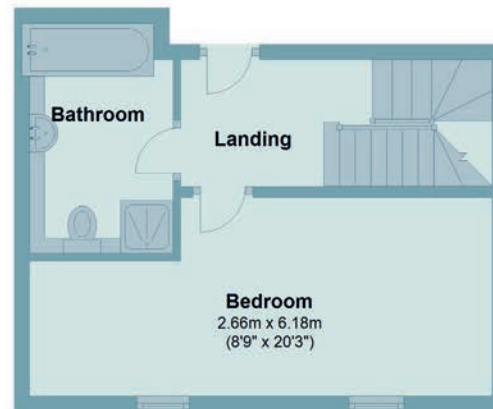
A two bedroom townhouse, full of  
natural light, over three floors  
with fully fitted handmade kitchen,  
large store with utility area.

“full of natural light”

Ground Floor



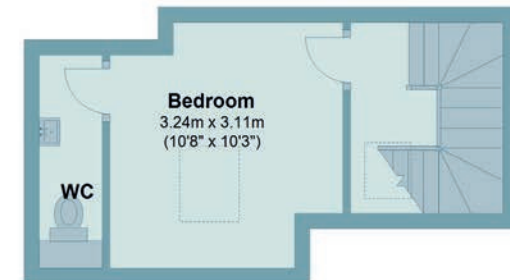
First Floor



Second Floor



Third Floor





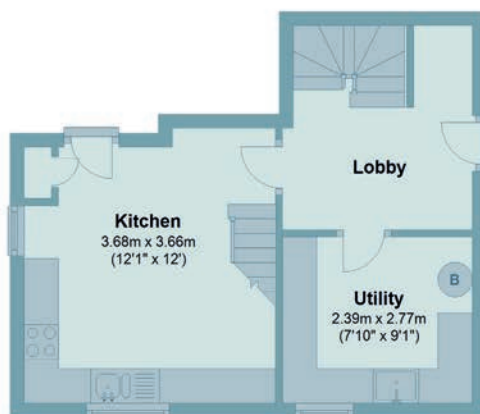
6

## CLEMENTHORPE MALTINGS

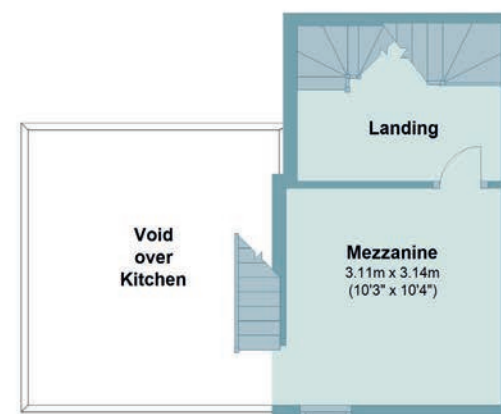
A three/four bedroom townhouse with  
mezzanine overlooking  
the bespoke kitchen and accessed  
via communal entrance lobby housing the  
original furnace with utility room and  
large remote store.

“stylish split level living”

Ground Floor



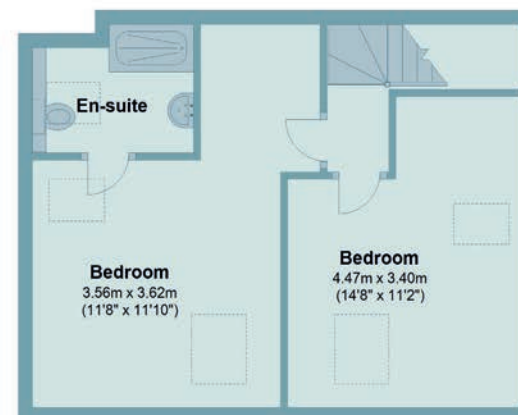
First Floor



Second Floor



Third Floor



# SPECIFICATIONS

## 1 & 6 Clementhorpe Maltings

Entrance from Lower Ebor Street into communal lobby housing original H. J. H. King furnace with front doors off.

### Ground floor

#### Kitchen

Double height space with handmade kitchen from Richard James Handmade, granite worksurfaces, Siemens appliances including induction hob, dishwasher, cooker, extract fan, fridge freezer. CDA wine fridge. Grohe 3 in 1 boiling tap. Kohler Poise 1½ bowl sink with chopping board and wire drain accessories.

Engineered oak flooring to the kitchen.

#### Utility Room

Handmade units by Richard James Handmade with oak block work surface, 1½ bowl sink, tiled floor, plumbing for washing machine and tumble dryer.

Gas fired boiler

Individual remote ground floor store rooms

### First floor

Mezzanine Galleried Dining/Living Room overlooking Kitchen, access via oak treaded staircase. Engineered oak floor

### Second Floor

Living room/Bedroom 4 - fully carpeted

Bedroom 3 - fully carpeted

House Bathroom - 3 piece suite with shower over bath, all sanitary ware by Kohler

### Third Floor

Bedroom 2- fully carpeted

Bedroom 1 - fully carpeted with en-suite shower Moxie music showerhead, wc and sink, sanitary ware by Kohler

## 2 & 5 Clementhorpe Maltings

### Ground floor

Store room accessed via “back door”, contains sink unit and plumbing for washing machine and tumble dryer. Gas fired boiler.

### First Floor

Access to front door via communal entrance area which houses original steep, seed dressing machinery, grain hopper and bucket lift elevator.

Master Bedroom- fully carpeted

House Bathroom - 4 piece suite all sanitary ware by Kohler

#### Second Floor

##### Open Plan Kitchen/Living/Dining Room

Handmade kitchen from Richard James Handmade, granite worksurfaces, Siemens appliances including induction hob, dishwasher, cooker, extract fan, fridge freezer. CDA wine fridge. Grohe 3 in 1 boiling tap. Kohler Poise 1½ bowl sink with chopping board and wire drain accessories. Engineered oak flooring.

#### Third Floor

Bedroom 2 with en-suite WC. Sanitary ware by Kohler

### 3 & 4 Clementhorpe Maltings

#### Ground floor

Store room accessed via “back door”, contains sink unit and plumbing for washing machine and tumble dryer. Gas fired boiler

#### First Floor

Access to front door via communal triple height entrance area which houses original steep, seed dressing machinery, grain hopper and bucket lift elevator.

Bedroom 1 - fully carpeted

Bedroom 2 - fully carpeted

House Bathroom - 4 piece suite all sanitary ware by Kohler

#### Second Floor

##### Open Plan Kitchen/Living/Dining Room

Handmade kitchen from Richard James Handmade, granite worksurfaces, Siemens appliances including induction hob, dishwasher, cooker, extract fan, fridge freezer. CDA wine fridge. Grohe 3 in 1 boiling tap. 1½ bowl sink. Engineered oak flooring.

#### Third Floor

Bedroom 2 with en-suite WC. Sanitary ware by Kohler

### To the outside of the development:

There is a landscaped external communal yard area that will be available for use by the residents.



# CLEMENTHORPE MALTINGS YORK

Six luxury 2 and 3 bedroom townhouses

HUDSON  
MOODY

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01904 650650

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hudson-moody.com

Clementhorpe Maltings is brought to you by  
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