



A unique and stylish conversion of this charming 18th century stable.

**Colston Hill, Bristol, BS16**

£450,000 Freehold

savills

Modern conversion of former 18th century stables • Open plan living/kitchen/dining room • Exposed oak beams and floorboards throughout • Two bedrooms and a bathroom • Courtyard garden • Off street parking for two cars • Offered with no onward chain

#### About this property

The Stables, Colston Hill, is a truly unique heritage home set in the tranquil and leafy suburb of old Stapleton village. All the charm of this beautifully converted, 18th century stable block has been preserved, whilst modern amenities have been added to create a comfortable and contemporary grade II listed home.

The property is accessed via a large timber side gate from the two privately owned off street parking spaces and through a charming paved private courtyard garden with stone walling. The garden provides a tranquil and idyllic place to relax, eat or entertain al fresco.

The entrance hall to the building is inviting and has solid oak flooring throughout. There is a custom-built cloak cupboard on the right as you come in, as well as further useful under stairs storage.

Both bedrooms and the bathroom are on the ground floor. The bedrooms are light and of a good size, benefitting from, double glazed sash windows. The principal bedroom has dual aspect windows and provides access to a utility cupboard. The second bedroom has a custom, built-in Sharps wardrobe with drawers and hanging space.

The bathroom is modern, stylish and spacious with Vola taps and

designer fittings alongside a large bath with shower over, contemporary grey metro effect tiling, WC, spot lighting, towel radiator, sink and wall mirror with light as well as a hidden cupboard integrated into the wall behind. There is a quirky frosted glass ceiling light in the living room upstairs (an original feature which was used to drop hay from the loft upstairs to the horses below).

A charming and original pine staircase leads to the upper floor which is laid with original, pine floorboards (treated) throughout. The kitchen, is a modern and sociable space with contemporary pendant lighting, large stainless steel worktops with integrated sink unit and mixer tap. There are a range of high end integrated appliances including a Smeg oven / grill and four ring gas hob, dishwasher, fridge and separate freezer. The shelving built into the alcove where an old door led out to the external staircase when it was a stable.

The living / dining space is wonderfully atmospheric with substantial, exposed oak beams and two charming round, double glazed windows looking onto the church and outside world. A large velux and additional rectangular window also allow in an abundance of natural light. It's a wonderful space for cooking, entertaining, working and relaxing..





#### **Local Information**

The Stables is set in the leafy and quaint suburb of Stapleton, conveniently close to the prestigious Colston's School (161 meters) and the M32 (0.6 miles) for easy access in and out of Bristol. Located in the heart of the charming old Stapleton village, the house is a mere ten meters from a path winding down to the historic river path and stone foot bridges leading to Snuff Mills and the Stoke Park estate. There is an abundance of lovely walks and cycle routes on the doorstep and Bristol city centre is only 4 miles distant.

#### **Tenure**

Freehold

#### **Local Authority**

Bristol City Council

#### **Energy Performance**

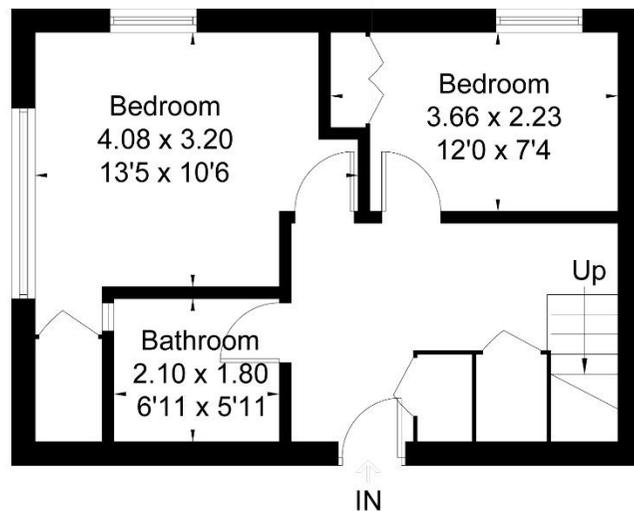
EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.

Approximate Floor Area = 72.5 sq m / 780 sq ft



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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