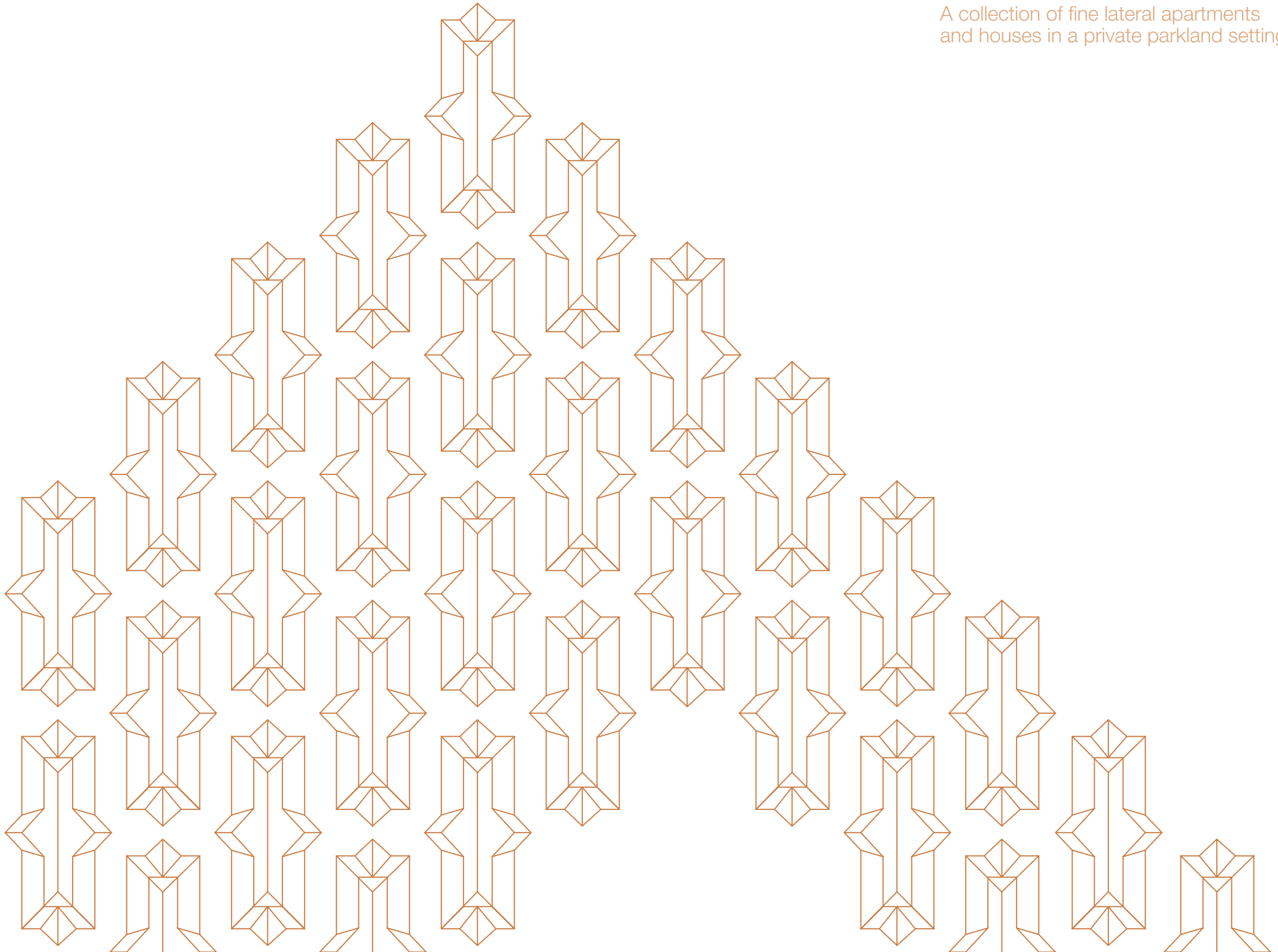


Burwalls

A collection of fine lateral apartments
and houses in a private parkland setting



Burwalls

Burwalls offers an outstanding collection of fine lateral apartments and houses in a unique private five-acre parkland setting.

Kersfield is proud to have had the opportunity to restore and redevelop this beautiful Grade II listed mansion house and grounds, situated in one of the UK's most stunning locations.

An Unrivalled Location

Situated on the western side of the Clifton Suspension Bridge, Burwalls is located on Bridge Road about a quarter of a mile from Clifton Village and approximately 2.5 miles from Bristol City Centre.

The city provides excellent access to the M4 and M5 motorways and two mainline railway stations at Bristol Temple Meads and Bristol Parkway, with a journey time to London Paddington of approximately 1 hour 45 minutes. Bristol Airport offers routes across Europe with onward connections to major world destinations.



Interesting History

Originally the site of an Iron Age hill fort named Burgh Walls Camp, the main house was built in 1872 by Joseph Leech, owner of the Bristol Times and Mirror newspaper. Soon afterwards, the Clifton Suspension Bridge was completed which connects the property to Clifton and Bristol. Further extension works were carried out in the early 1900's by the new owner, George Alfred Wills, a director of Wills Tobacco Company.

Burwalls was requisitioned by the War Office in 1939 as the headquarters for the Heavy Anti-Aircraft Regiment before being acquired by the University of Bristol in 1948.

Kersfield acquired the freehold in 2014 and subsequently obtained planning consent to convert the main house into five large apartments and redevelop the old stables and lodge as six houses together with a studio.







A Magnificent Setting

Burwalls is beautifully situated close to Clifton Village and adjacent to the iconic Clifton Suspension Bridge, which spans the Avon Gorge. Under the direction of Nash Partnership architects, the main house has been sensitively restored and re-modelled to provide five large lateral apartments.

The old stables, along the southern boundary of the site, have been redeveloped to provide two refurbished houses together with four new detached houses and a studio.

The properties, which reflect the Arts and Craft architectural design of the older buildings, are set in five acres of grounds with formal gardens, a croquet lawn and mature woodland with terraced lawns and pathways.

Bordering the site immediately to the east, is a 400-acre expanse of National Trust woodland which stretches down to the banks of the River Avon below the site.

Delightful Neighbourhood

Clifton Village offers an extensive range of commercial facilities and retail shopping with an eclectic variety of specialist boutiques, excellent restaurants, wine bars and traditional pubs. The area is renowned for its Georgian and Victorian architecture, and together with the adjacent Durdham Downs, provides an attractive living environment with the facilities of the city centre close by.

There are several excellent schools in the vicinity including Badminton School, Clifton College and Bristol Grammar School. The world-renowned University of Bristol is less than a mile away.





The Apartments at Burwalls House

Burwalls House is a Grade II listed mansion built in the Jacobethan style with panoramic southerly views across the Avon Gorge and Bristol.

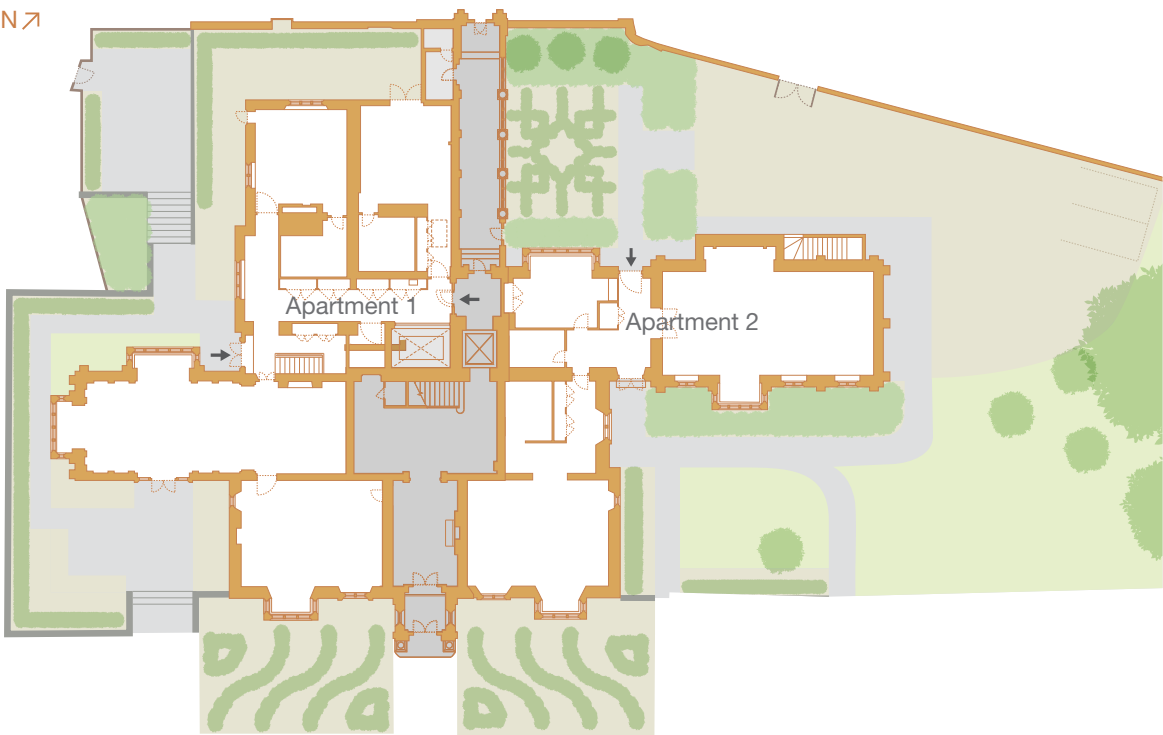
Great care has been taken, in consultation with English Heritage and Bristol's Conservation Department, to restore the building to its former glory with minimal disturbance to the fabric of the building, while introducing contemporary finishes and facilities to provide an impressive collection of five luxury apartments.

Each floor is served by a lift which is discretely positioned in the original tower, off the central corridor from which the original main doors lead out onto the estate gardens.

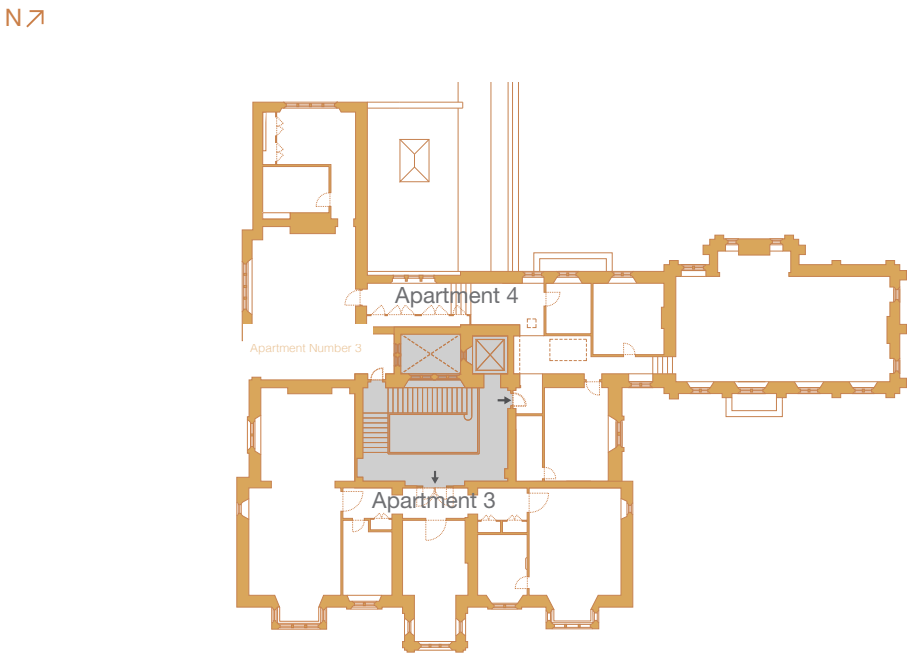
The building has its own pedestrian access from Bridge Road and can be accessed by car along the estate driveway to a separate private car park. All apartments benefit from two designated car parking spaces within the estate.



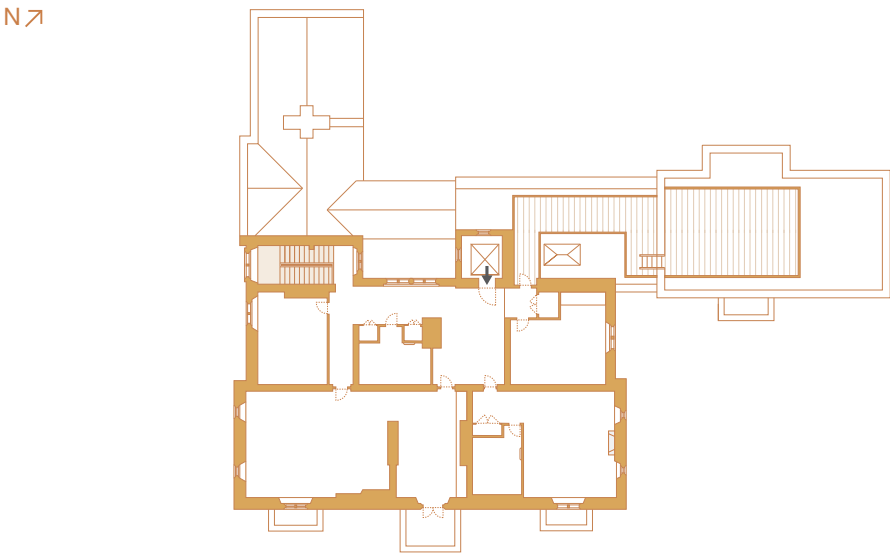
Ground Floor
Apartments 1 & 2



First Floor
Apartments 3 & 4



Second Floor
The Penthouse



PLEASE NOTE: The site plan is not to scale and intended primarily for the purpose of locating properties.
Demise areas should be checked with the agent, landscaping shown is indicative only and may differ on site.
Areas stated are approximate only and must be verified on site.

Apartment 1

With its own private access from Bridge Road, the ground floor of this delightful apartment houses two bedrooms both with en-suite bathrooms, a kitchen/dining room and separate oak panelled drawing room. A wine cellar and laundry room occupy the basement and generous private gardens complete this outstanding apartment.

Basement

Wine Cellar
14' x 6'8 / 4.26m x 2.03m

Laundry
14' x 8'8 / 4.26m x 2.64m

Approx. Gross Internal Floor Area
375 sq ft / 34.80 sq m

Ground Floor

Drawing Room
49' x 20'9 / 14.88m x 6.03m

Kitchen / Dining Room
24' x 22'4 / 7.27m x 6.77m

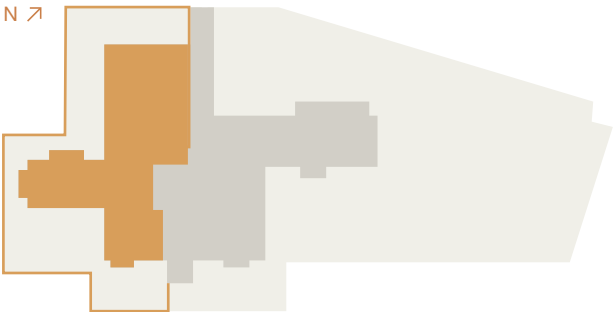
Master Bedroom
18'1 x 15'5 / 5.50m x 4.67m

Bedroom 2
17'6 x 15'6 / 5.30m x 4.71m

Approx. Gross Internal Floor Area
2704 sq ft / 251.20 sq m

Total Approx. Gross Internal Floor Area
3079 sq ft / 286 sq m

Car Parking
Spaces 25 & 26



Apartment 2

Occupying a commanding south facing position on the ground floor of the main house, this apartment boasts an impressive entrance hall, two bedrooms, spacious open plan kitchen/living room of approximately 1,000 sq ft with generous ceiling height, basement cellar and private gardens of 10,000 sq ft.

The master bedroom with dressing area, en-suite bathroom, sitting area and terrace is a truly outstanding addition to this apartment.

Basement

Cellar
18'1 x 8'4 / 5.46m x 2.53m

Approx. Gross Internal Floor Area
146 sq ft / 13.60 sq m

Ground Floor

Living Room / Kitchen / Dining Room
35'9 x 26'4 / 10.86m x 7.99m

Master Bedroom
24' x 18' / 7.28m x 5.45m

Dressing Room / En-suite
16'8 x 15'5 / 5.07m x 4.69m

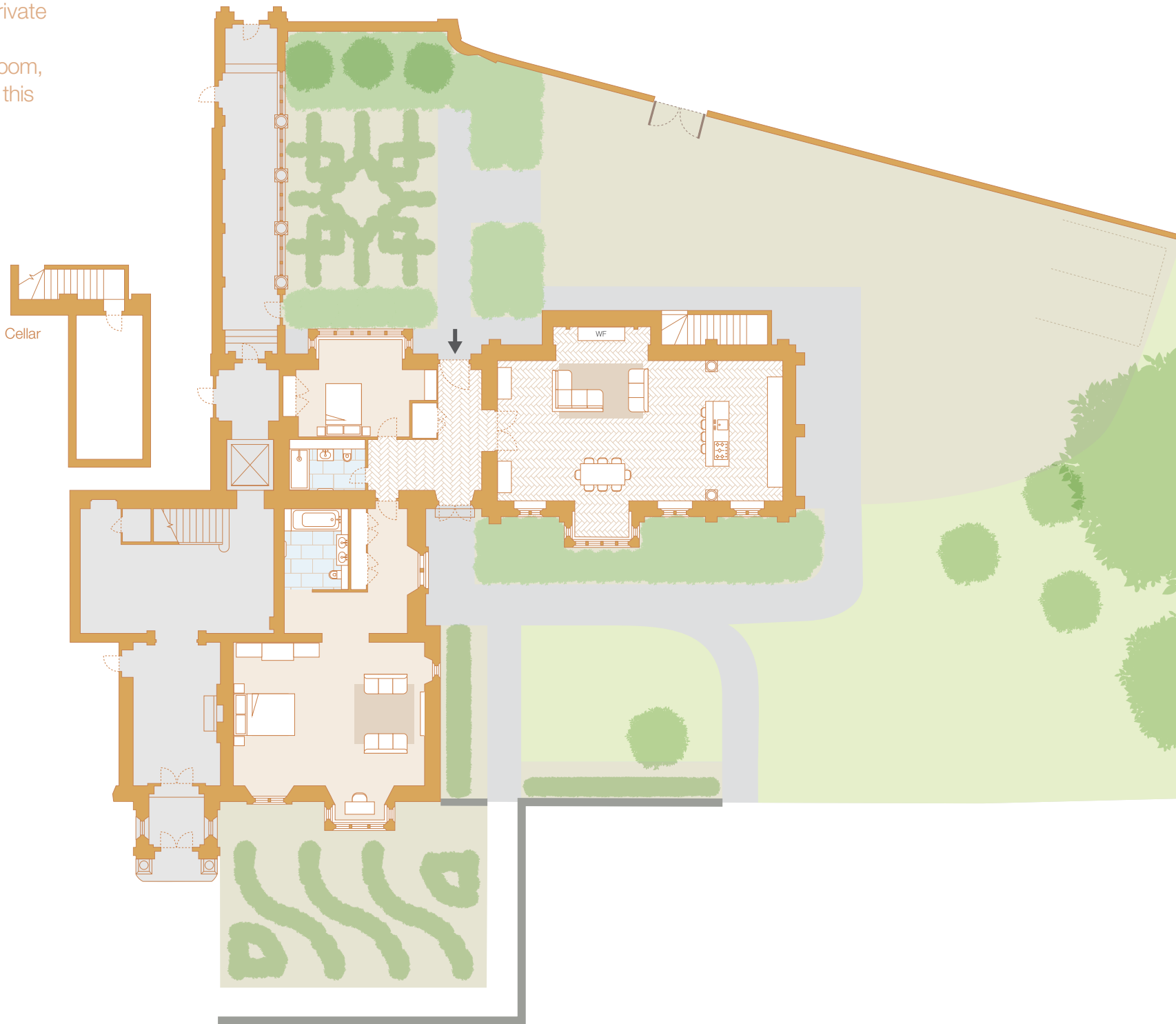
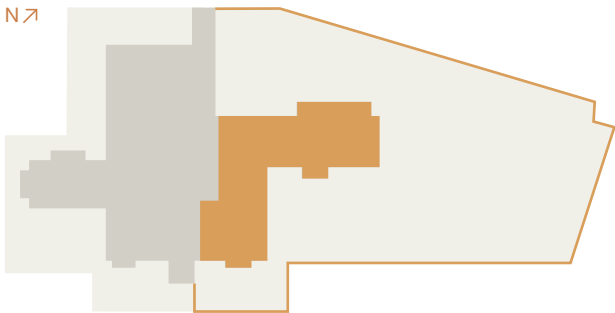
Bedroom 2
13' x 12'3 / 3.95m x 3.70m

Approx. Gross Internal Floor Area
1919 sq ft / 178.3 sq m

Total Approx. Gross Internal Floor Area
2066 sq ft / 191.90 sq m

Approx. Gross Outside Area
10,000 sq ft / 1/5 of an acre

Car Parking
Spaces 27 & 28



Apartment 3

Situated on the first floor of the main house, the commanding double entrance doors reveal an elegant two bedroom apartment with an en-suite to the master bedroom. An open-plan kitchen/living room, main bathroom and second bedroom complete the space.

First Floor

Living Room / Dining Room / Kitchen

39'1 x 24' / 11.85m x 7.27m

Master Bedroom

22'3 x 15'5 / 6.75m x 4.67m

Bedroom 2

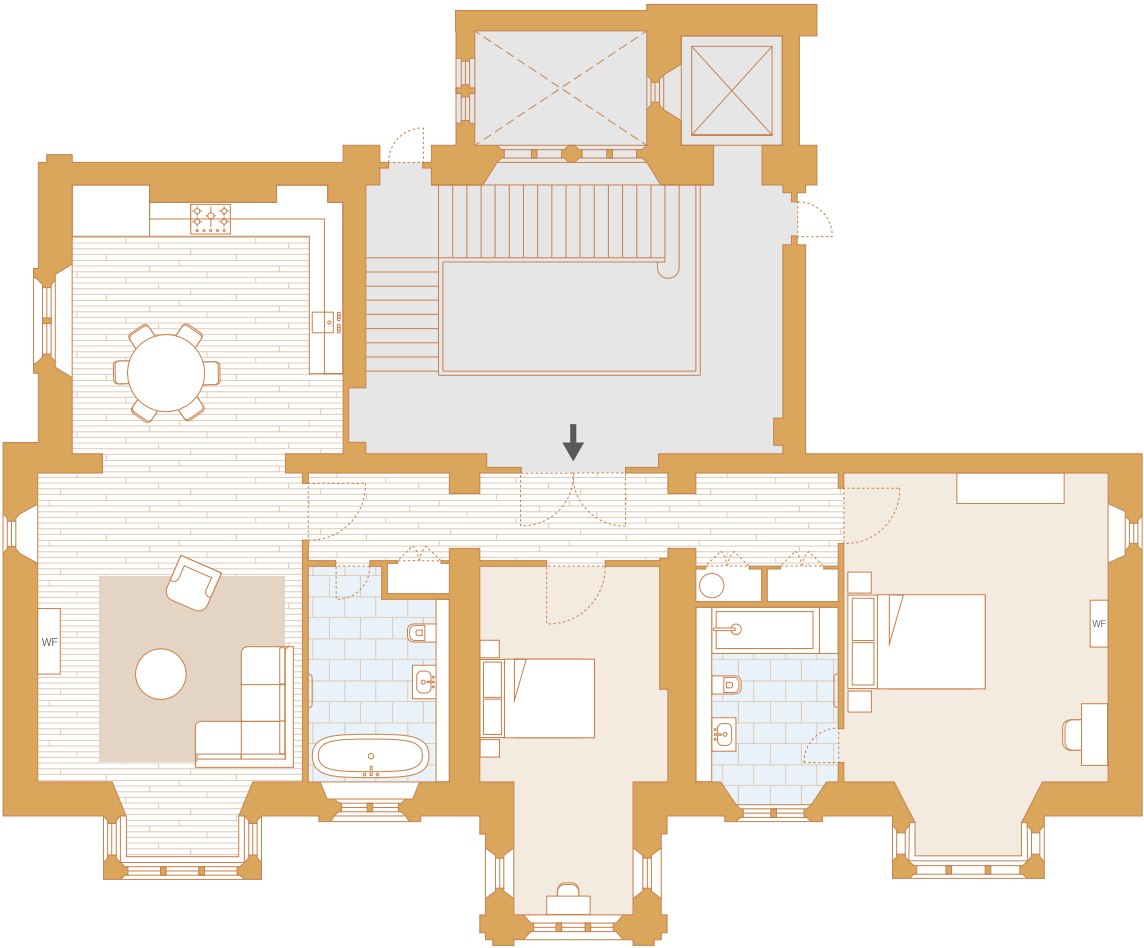
20'3 x 10'11 / 6.15m x 3.32m

Total Approx. Gross Internal Floor Area

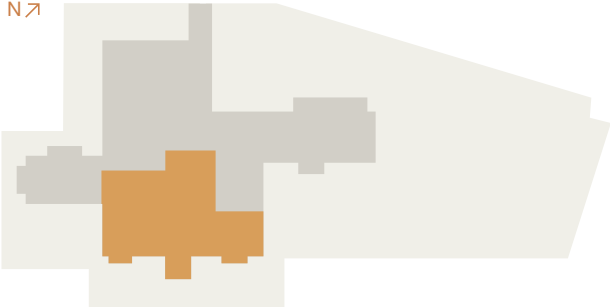
1498 sq ft / 139.20 sq m

Car Parking

Spaces 20 & 24



N



Apartment 4

This two bedroom apartment on the first floor comprises an outstanding master bedroom complete with spacious dressing room and en-suite bathroom. A 750 sq ft triple aspect dining/living room, separate kitchen, main bathroom and second bedroom with en-suite bathroom complete the space.

First Floor

Living Room / Dining Room
10.86m x 6.62m 35'9 x 21'10

Master Bedroom
5.25m x 5.08m 17'4 x 16'9

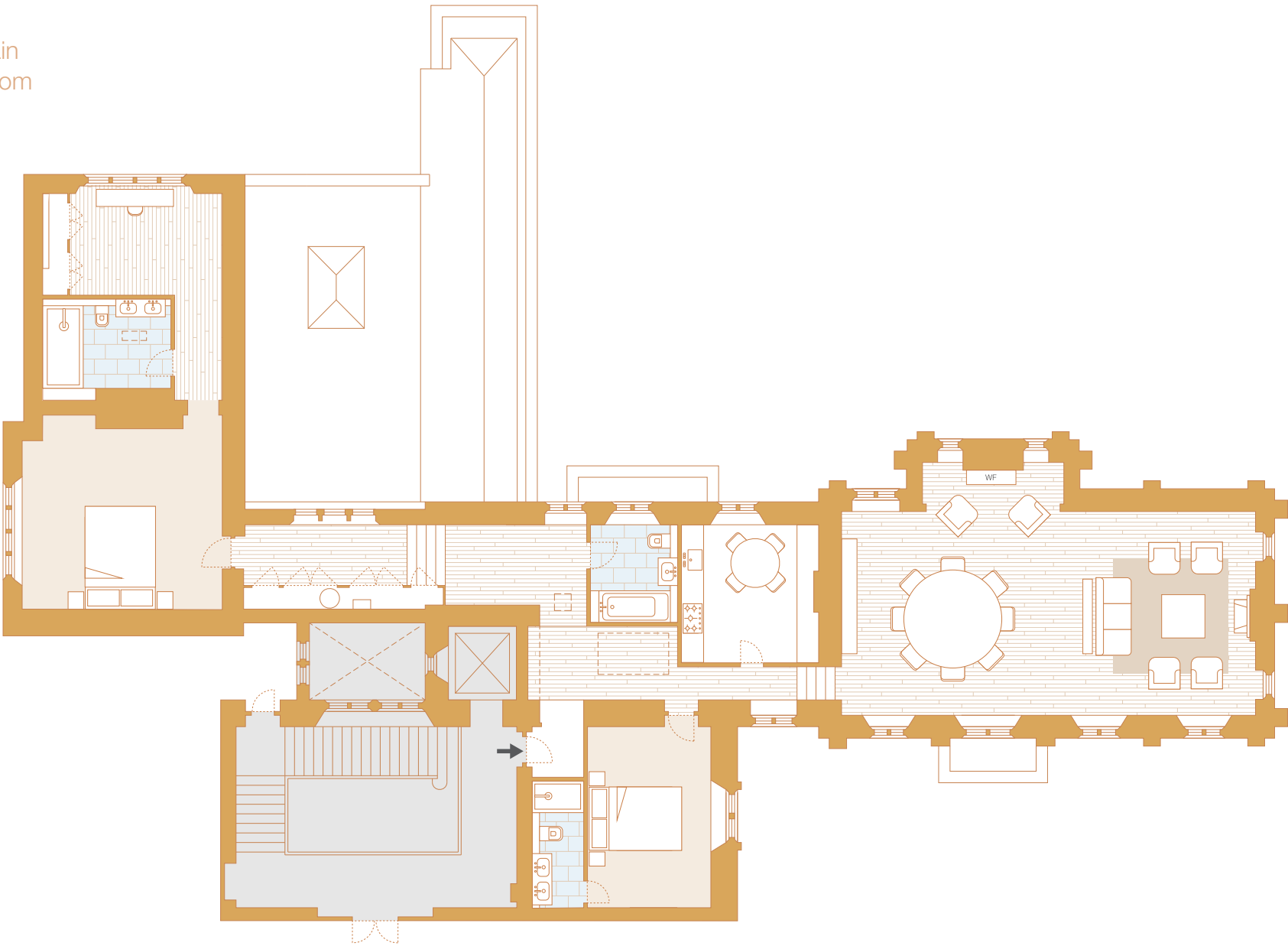
Dressing Room / En-suite
5.43m x 4.71m 17'8 x 15'6

Bedroom 2
4.74m x 3.24m 15'8 x 10'8

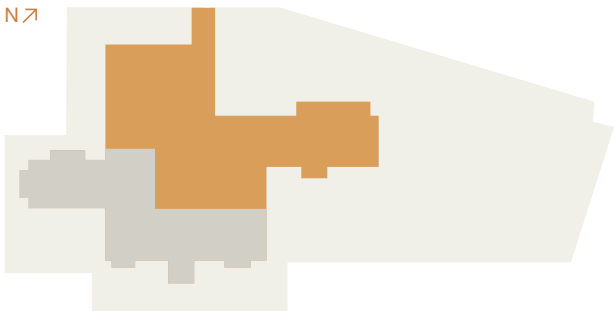
Kitchen
3.62m x 3.60m 11'11 x 11'10

Total Approx. Gross Internal Floor Area
2159 sq ft / 200.60 sq m

Car Parking
Spaces 19 & 23



N



The Penthouse

This three bedroom apartment, complete with generous roof terrace, is situated on the first floor of the main house with direct lift access. Views from the master bedroom, kitchen and living/dining room afford fantastic vistas of the city, while the commanding entrance hall around the main bathroom provides a fitting centrepiece for this penthouse apartment.

First Floor (Entrance Hall)

Approx. Gross Internal Floor Area

150 sq ft / 13.90 sq m

Second Floor

Living Room / Dining Room

37'4 x 18' / 11.33m x 5.45m

Kitchen

12'7' x 11'11 / 3.81m x 3.62m

Master Bedroom

24' x 18' / 7.28m x 5.45m

Bedroom 2

16'1 x 15'8 / 4.89m x 4.74m

Bedroom 3

15'8 x 11'8 / 4.74m x 3.55m

Roof Terrace

22'7 x 15'0 / 6.92m x 4.58

Approx. Gross Internal Floor Area

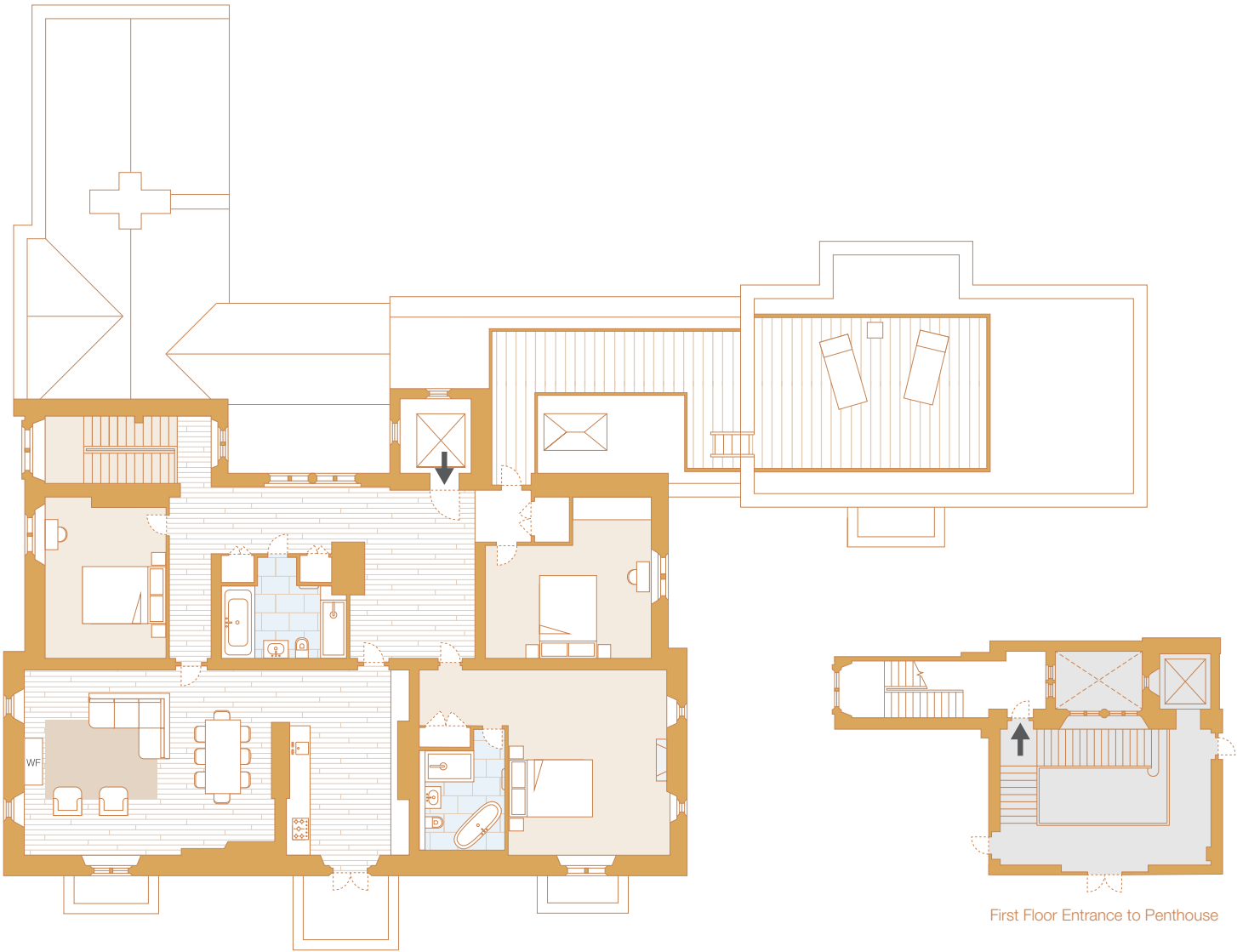
2260 sq ft / 210 sq m

Total Approx. Gross Internal Floor Area

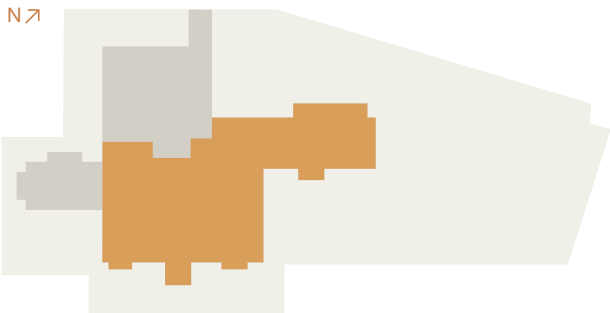
2410 sq ft / 223.90 sq m

Car Parking

Spaces 21 & 22



N



The Apartments – Specification

Each of the five apartments in Burwalls House have been individually designed, with keen attention to detail, sympathetic to the heritage of this historically important listed building.

Kitchens

All kitchens are custom-built by respected craftsmen such as Stephen Graver and provide generous storage and a comprehensive range of A-rated Siemens integrated appliances.

Kitchens have stone worktops and island units (where appropriate), instant boiling water taps, Blanco under-mounted sinks and soft closing mechanisms to all doors and drawers.

Bathrooms

All bathrooms and shower rooms are individually designed to make the most of the available space.

Each bathroom has high-end white sanitary ware, stone flooring with underfloor heating and stone tiled walls.

Most bathrooms have vanity units with stone or marble vanity tops, large mirrors with demister pads and heated towel radiators.

Flooring

Throughout Burwalls, we have used a combination of quality timber flooring to most reception rooms, natural stone to bathrooms and wet areas, and 100% wool carpets to bedrooms.

Heating and Lighting

Underfloor heating has been fitted throughout the apartments and this is augmented by heritage radiators and gas coal-effect fires.

A layered lighting design is provided through a combination of low voltage downlighters, wall lights, feature pendant light fittings and 5 amp circuits for lamps.

Telephone and Media

Multimedia and telephone points are provided in all reception rooms and bedrooms and the building is hardwired for superfast broadband.

Security and Safety

Video entry phones are provided in all apartments, which remotely open the main estate gate and the front doors to the main house from Bridge Road. Smoke and heat detectors are fitted in accordance with fire regulations. Intruder alarms are fitted to ground floor apartments.

Décor

All properties are painted in a contemporary palette of timeless Farrow and Ball colours. Wherever possible original features have been retained, including window shutters, decorative plaster work and fireplaces.

General

There is a new passenger lift serving all floors, with direct key access to the penthouse. All apartments have two designated car parking spaces and five additional visitor parking spaces are provided within the estate.

All apartments have access to the five acres of private estate grounds, in addition to the demised terraces and gardens.

All properties are held on a 999-year lease with a share of the freehold.

Each property comes with a 10-year building warranty.





Apartment 2

The Houses at Burwalls

The southern part of the estate has been redeveloped to include the old stable buildings and provides a collection of semi-detached and detached houses individually designed to reflect the Edwardian Arts and Crafts architectural style of the former buildings. All houses have their own private gardens and full use of the shared estate gardens and grounds.

Access to the houses is by way of Burwalls Road and the internal driveway via the main estate entrance gate. The Stable houses have their own electric gates for vehicular and pedestrian access from Burwalls Road.

This is a truly unique hamlet of family residences benefitting from a superb location and beautiful parkland setting. All apartments benefit from two designated car parking spaces within the estate.



PLEASE NOTE: The site plan is not to scale and intended primarily for the purpose of locating properties. Demise areas should be checked with the agent, landscaping shown is indicative only and may differ on site. Areas stated are approximate only and must be verified on site.



1 The Stables

A three bedroom house arranged over two floors, which affords ample living space comprising kitchen/dining room, living room, study, cloakroom and utility/boot room on the ground floor. The master bedroom has its own en-suite shower room. Two further bedrooms and main bathroom occupy the first floor and complete the space.

Ground Floor

Living Room
16'2 x 13'8 / 4.90m x 4.15m

Kitchen / Dining Room
17'10 x 16' / 5.40m x 4.85m

Utility / Boot Room
10'10 x 9'3 / 3.30m x 2.80m

Study
14' x 12 / 4.25m x 3.65m

Approx. Gross Internal Area
899 sq ft / 83.50 sq m

Total Approx. Gross Internal Area
1667 sq ft / 154.90 sq m

Car Parking
Spaces 1 & 2

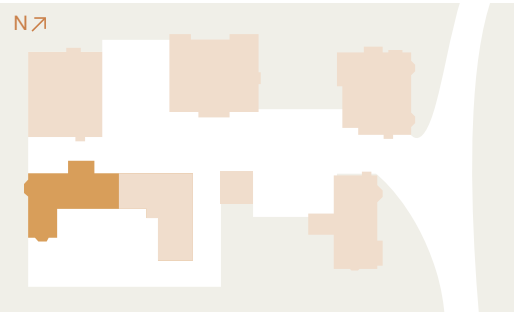
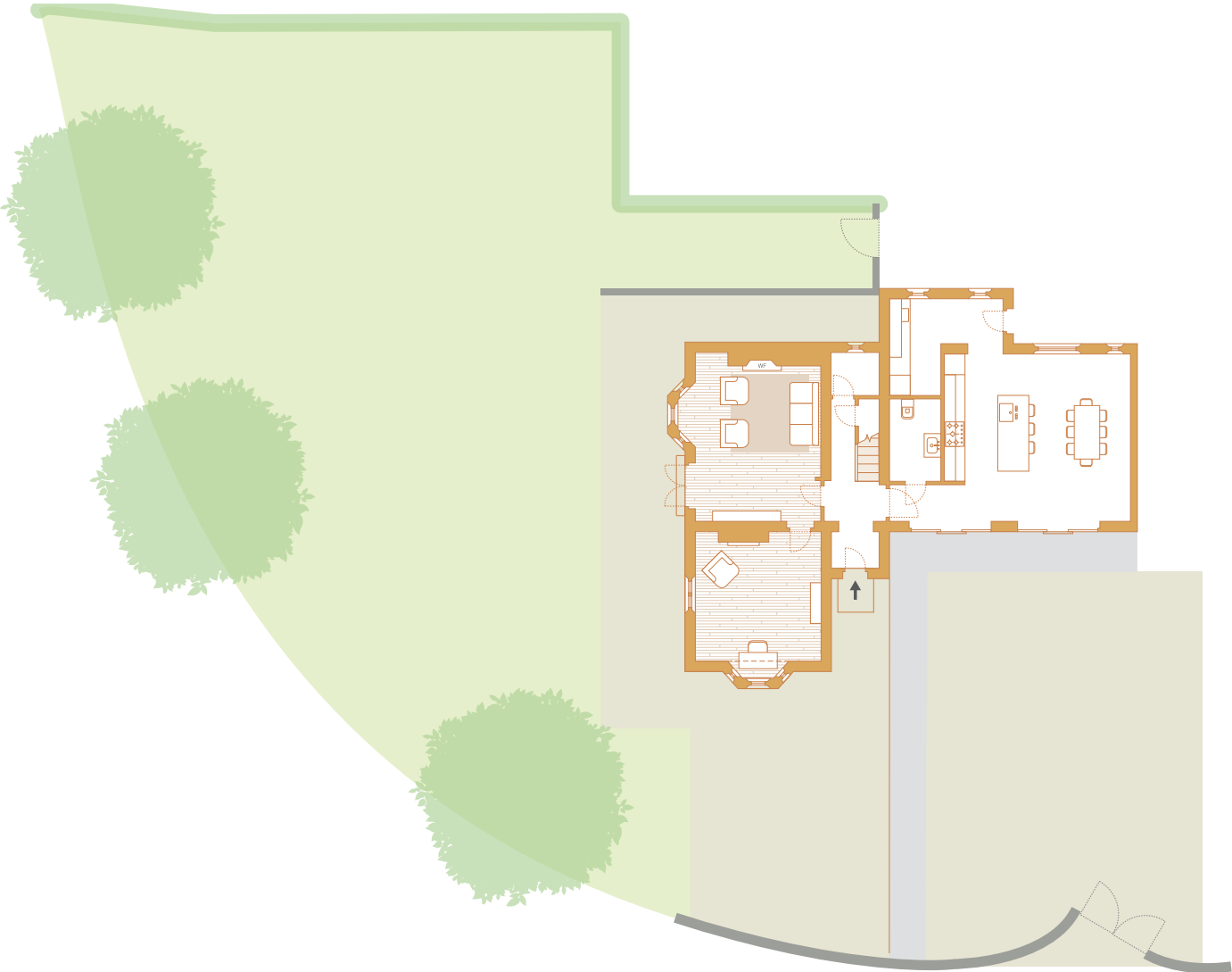
First Floor

Master Bedroom
16' x 11'3 / 4.85m x 3.40m

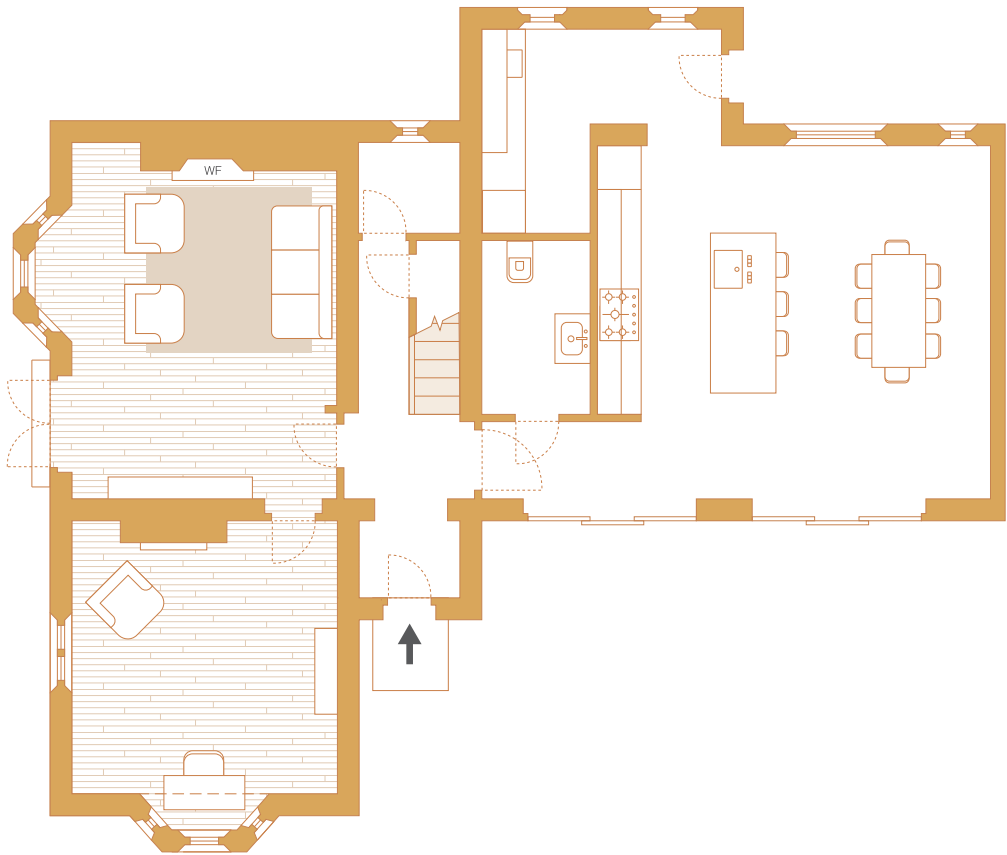
Bedroom 2
12'8 x 11'11 / 3.85m x 3.60m

Bedroom 3
16' x 11'10 / 4.85m x 3.60m

Approx. Gross Internal Area
769 sq ft / 71.40 sq m



Ground Floor



First Floor



2 The Stables

A three bedroom house arranged over two floors, which affords ample living space comprising a large open-plan kitchen/dining room, living room, cloakroom and utility/ boot room on the ground floor. At first floor level, the master bedroom with its own en-suite bathroom, two further bedrooms and generously sized main bathroom complete the space.

Ground Floor

Living Room
20'9 x 16' / 6.30m x 4.85m

Kitchen / Dining Room
24'3 x 17'5 / 7.35m x 5.30m

Utility / Boot Room
11'8 x 10'3 / 3.55m x 3.10m

Terrace Gardens
33'3 x 10'8 / 10.16m x 3.30m

Approx. Gross Internal Area
1069 sq ft / 99.30 sq m

Total Approx. Gross Internal Area
2103 sq ft / 195.40 sq m

Car Parking
Spaces 3 & 10

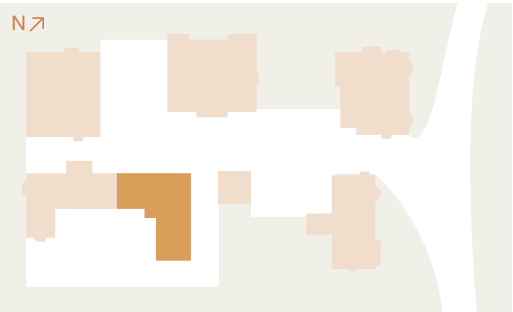
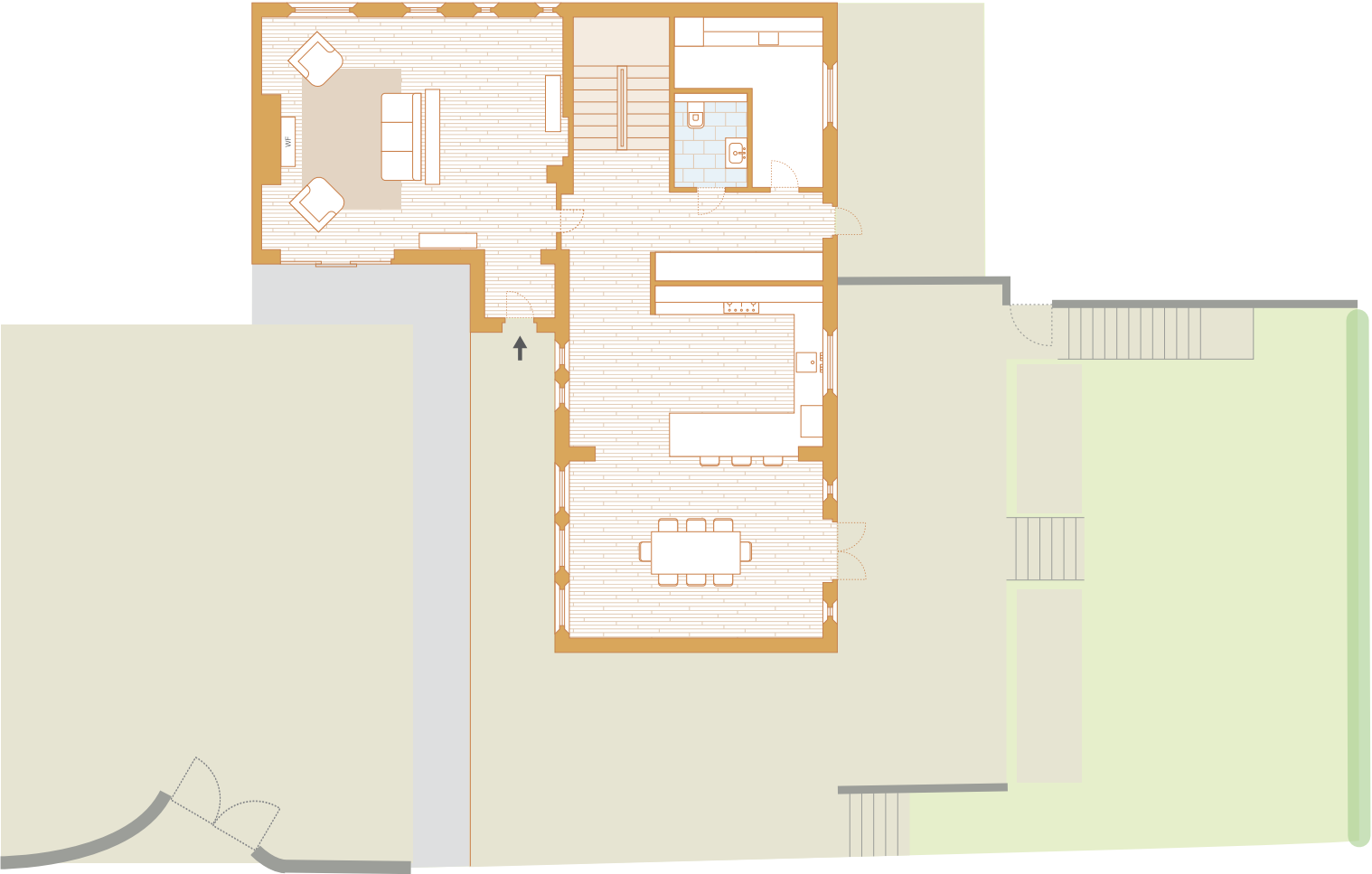
First Floor

Master Bedroom
16' x 12'8 / 4.85m x 3.85m

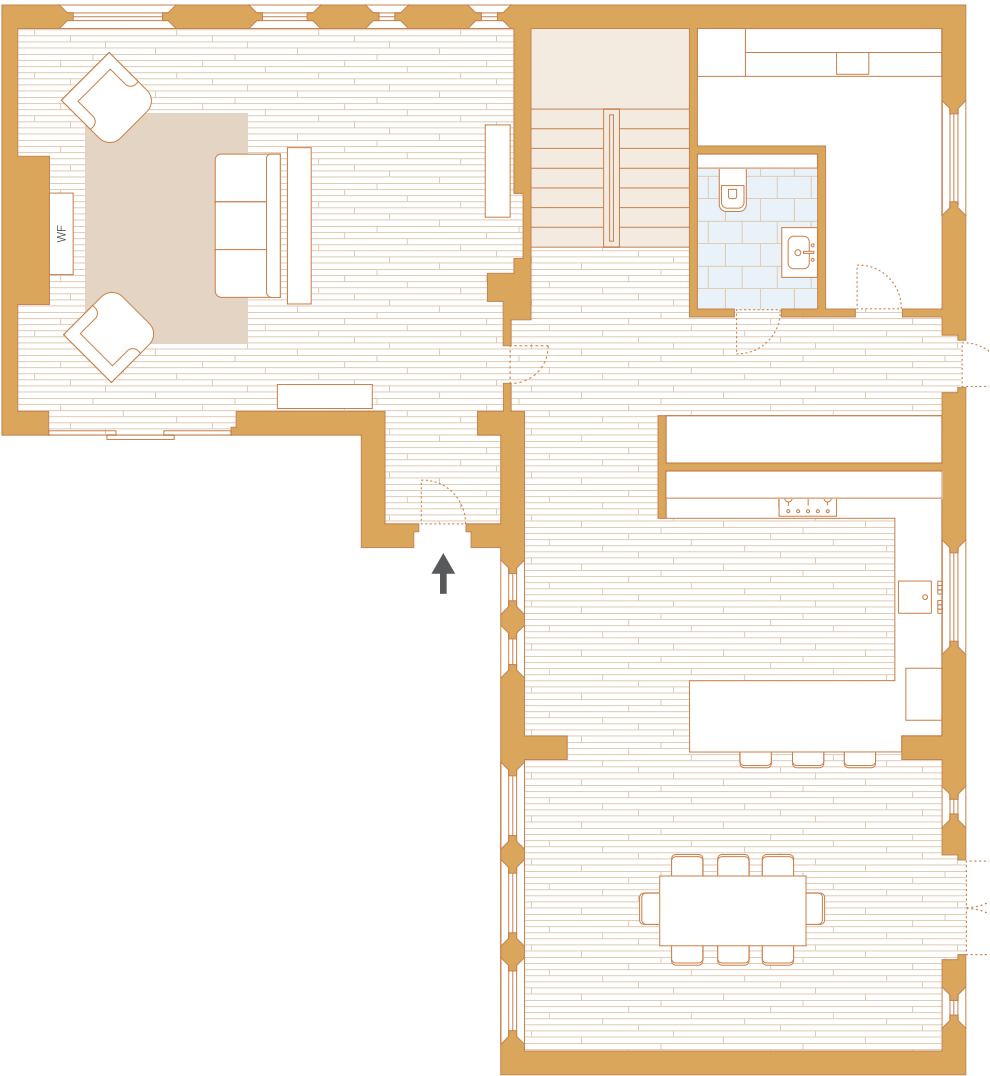
Bedroom 2
17'4 x 12'2 / 5.25m x 3.70m

Bedroom 3
15'2 x 12' / 4.60m x 3.65m

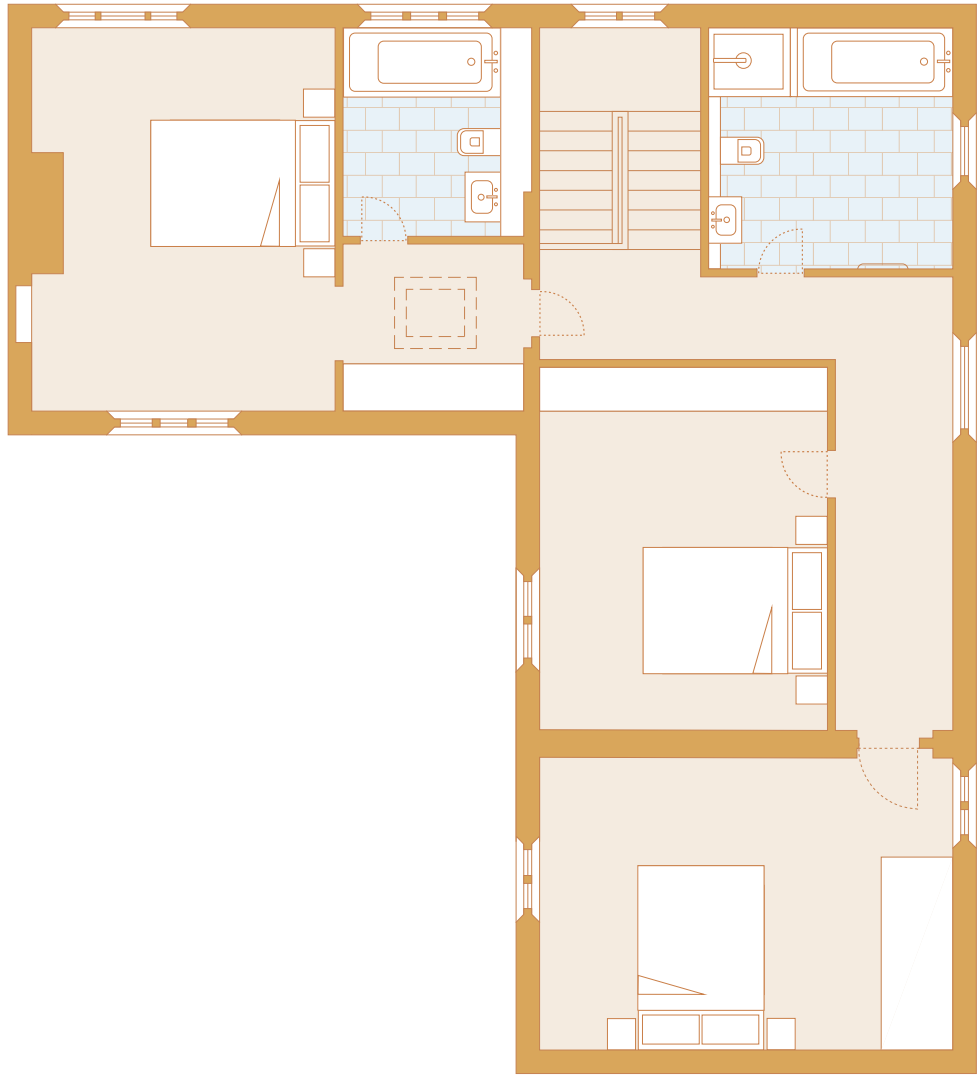
Gross Internal Area
Approx 1034 sq ft / 96.10 sq m



Ground Floor



First Floor





The Houses – Specification

The old stables and surrounding buildings have been converted to create six, three and four bedroom houses in a style that compliments the former buildings and surrounding area.

Kitchens

All kitchens are custom-built by respected craftsmen such as Stephen Graver in a traditional shaker style providing generous storage, 900mm stainless steel range cookers with gas hobs, integrated Siemens appliances and dual zone wine coolers.

Kitchens have stone worktops and island units (where appropriate), instant boiling water taps, Blanco under-mounted sinks and soft closing mechanisms to all doors and drawers.

Utility/Boot Rooms

All houses have utility/boot rooms, which are fitted out with custom-built storage, granite worktops with stainless steel sinks and mixer taps, Bosch washing machines and tumble dryers.

Bathrooms

All bathrooms and shower rooms are individually designed to make the most of the space. Each bathroom has high-end white sanitary ware, stone flooring with underfloor heating and stone tiled walls. Most bathrooms have vanity units with stone or marble vanity tops, large mirrors with demister pads and heated towel radiators.

Flooring

All houses have limestone floors to hallways and kitchens, with quality timber flooring to all reception rooms, natural stone floors to bathrooms and wet areas and 100% wool carpets to bedrooms.

Heating and Lighting

Underfloor heating has been fitted throughout the houses and augmented, where appropriate, by heritage radiators and log-burning stoves.

A layered lighting design is provided through a combination of low voltage downlighters, wall lights, feature pendant light fittings and 5 amp circuits for lamps.

Telephone and Media

Multimedia and telephone points are provided in all reception rooms and bedrooms and all houses are hardwired for superfast broadband.

Security and Safety

Video entry phones are provided, which remotely open the main estate gate. Smoke and heat detectors are fitted in accordance with fire regulations. Intruder alarms are fitted to all houses.

Décor

All properties are painted in a contemporary palette of timeless Farrow and Ball colours.

General

All houses have two designated parking spaces, some of which are undercover and five additional visitor parking spaces are provided within the estate.

All houses have access to the five acres of private estate grounds, in addition to the demised terraces and gardens.

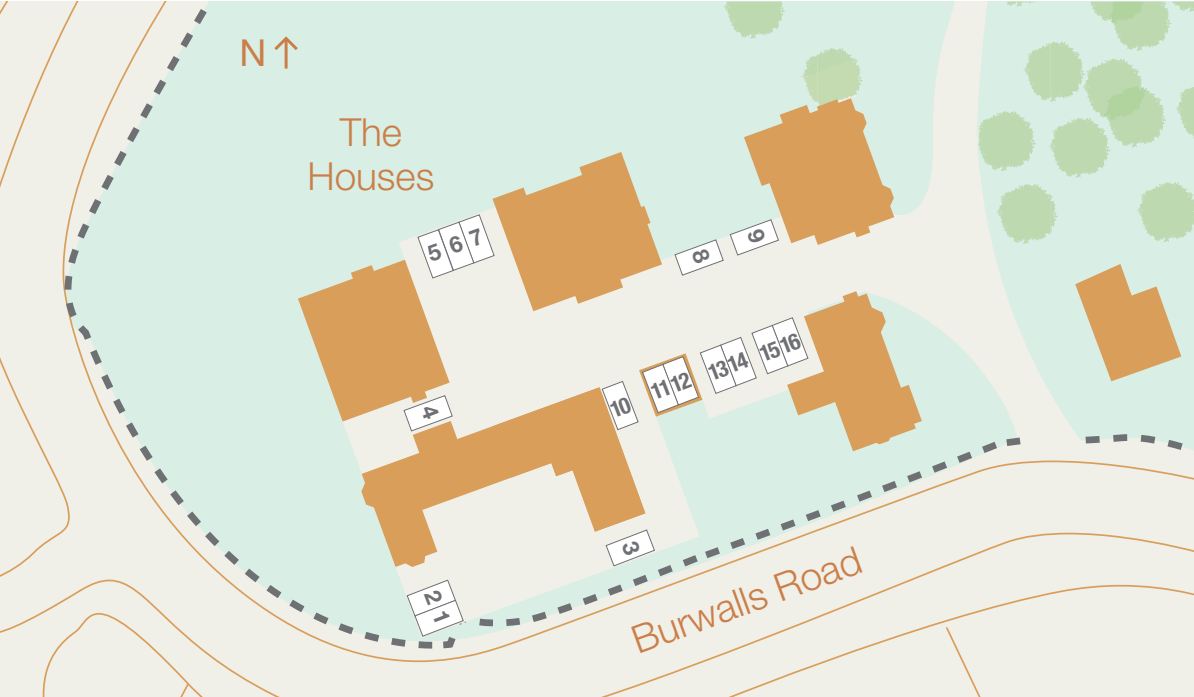
All properties are held on a 999-year lease with a share of the freehold.

Each property comes with a 10-year building warranty.



Car Parking

Each property at Burwalls has the benefit of two designated car parking spaces. In addition, there are five visitor spaces and on-street parking on Bridge Road and Burwalls Road.



Ownership

The apartments and houses are sold with the benefit of a 999-year lease with the freehold of the whole estate vested in the management company Burwalls Management Limited in which each owner will have a share. All purchasers will therefore jointly own the freehold and have a say in the future management of the Burwalls Estate.

Aftercare and Management

Each property benefits from a 10-year structural guarantee and Kersfield will provide an aftercare service to deal with any defects following completion.

The day to day property and estate management will be undertaken by HML Chilton, the leading estate management company in the area.



More information

For further information or to arrange a viewing, please contact one of the joint agents, Knight Frank or Savills.

Burwalls

Bridge Road, Bristol BS8 3PD

Important Notice:

Savills, Knight Frank and their clients give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf, on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

*Images may be from another quality Kersfield development and not necessarily representative of the specification or finishes at Burwalls.

Any areas, measurements or distances are approximate. Plans are indicative only and not to scale. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. EPCs/EPAs are available upon request. Purchasers must satisfy themselves by inspection or otherwise.

These particulars were prepared from preliminary plans and specifications before the completion of the properties and therefore the specification may be changed during construction and final finishes could vary. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Kersfield reserves the right to amend the specification as necessary and without notice. This does not form any part of a contract of sale. Prospective purchasers should not rely on this information but must instruct their solicitor to check the plans and specification attached to their contract. March 2017.



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