



**Connells**

Napier Miles House Napier Miles Road  
Kingsweston Bristol



# Napier Miles House Napier Miles Road Kingsweston Bristol BS11 0UT

for sale  
**£400,000**



## Property Description

Robert Mylne designed this building in 1763 in the Neoclassical style. Set around the front courtyard, dominated by the double height archway with its pedimented feature clock; the creation of just 10 new homes from this historic building in 2015 was clearly a labour of love. Working in harmony with the existing historic building and with the original neo-classical design embedded at the heart of the development, the external historic facade with its classical pediment elevations belies a modern interior, layout and specification second to none.

The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, children's playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as does Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquillity of your neo-classical home.

## Agents Note:

Please note that currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### Cloakroom

### Lounge

22' 8" x 19' 7" ( 6.91m x 5.97m )

### Kitchen

Open plan to Lounge

### Utility

### Landing

### Bedroom 1

12' 3" x 10' 6" ( 3.73m x 3.20m )

### Bedroom 2

12' 8" x 8' 9" ( 3.86m x 2.67m )

### Bathroom

9' 5" x 8' 11" ( 2.87m x 2.72m )

### Rear Garden

### Off Road Parking

Gated access to allocated off road parking.

### Utility



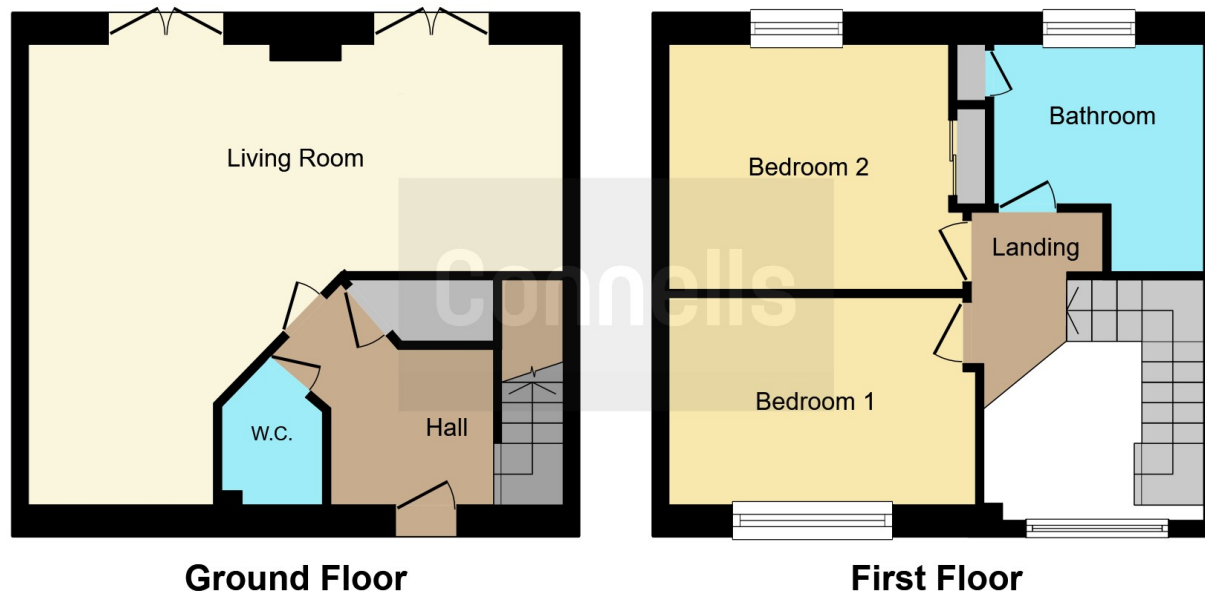












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOT308799](http://connells.co.uk/Property/WOT308799)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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