



£700,000

3 Brook Cottage, Bolton Road, Bishopton, Bristol, BS7 8BW

2 The Promenade, Bristol, BS7 8AL

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3 Brook Cottage, Bolton Road Bishopston, Bristol, BS7 8BW

A charming three reception, double-fronted period home tucked away in a quiet and leafy location in Bishopston, this unique home sits within c.20m x 17m of beautiful mature gardens and is accessed via Bolton Road.

The ground floor accommodation comprises a main entrance into a central hallway. To the left, reception room/bedroom three feels cosy and cottage-like with a wood-burning stove and shelving to the alcoves. To the right, a dining room opens to the kitchen, creating the perfect focal point of the home. The dining area features stripped wooden floorboards, a period feature fireplace and storage cupboards. The kitchen has reclaimed wood flooring, modern units and shelving.

The kitchen leads onto an impressive architect-designed extension with a skylight window which fills the room with light; the creatively designed room uses two sets of large glazed hardwood doors to draw the garden in, offering the perfect connection between the garden and home.

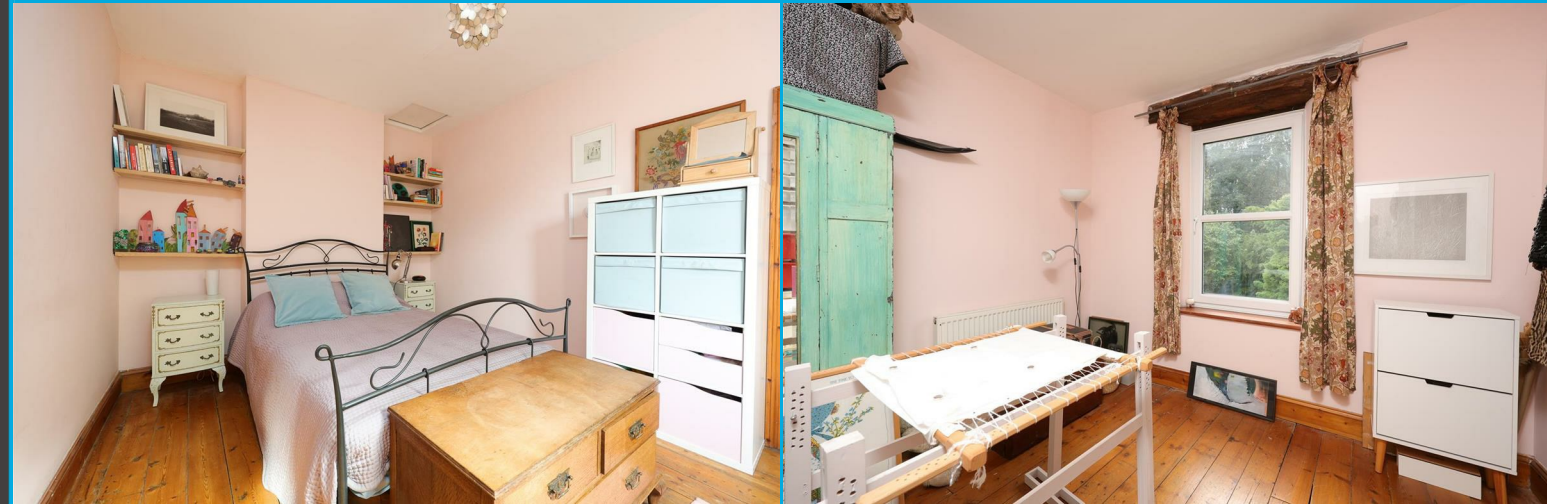
A downstairs W.C. completes the ground floor. Upstairs are two double bedrooms with south-facing views of the gardens and a bathroom.

The south-facing garden helps to provide a sublime and peaceful setting thanks to the many well-established plants, trees, shrubs and bushes that have been carefully and deliberately planted over the years. The garden features a lawned area, a patio section and a timber deck over a large pond. Walking deeper, you lose sense of the central city location; a winding path and tall trees lead to a studio with power, a large storage shed, a greenhouse and a bike store.

A genuinely unique home on the borders of



Bishopston and St Andrews, which enjoys level access to the shops, cafes and restaurants that line Gloucester Road and only a short walk to St. Andrews Park. The secluded nature of the property allows the owners to enjoy the busy, energetic life of living around Gloucester Road with the ability to retreat to a quiet, peaceful space only a few moments away.



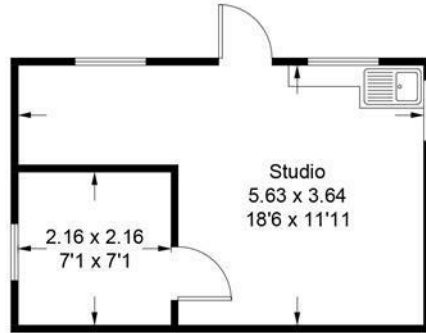


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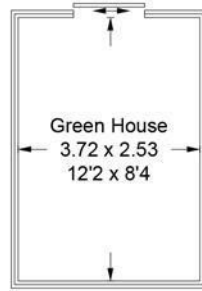
Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft

Outbuildings = 48 sq m / 517 sq ft

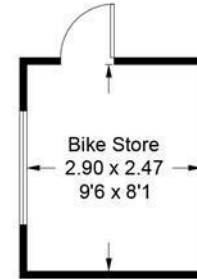
Total = 157.2 sq m / 1692 sq ft



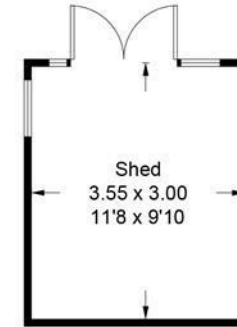
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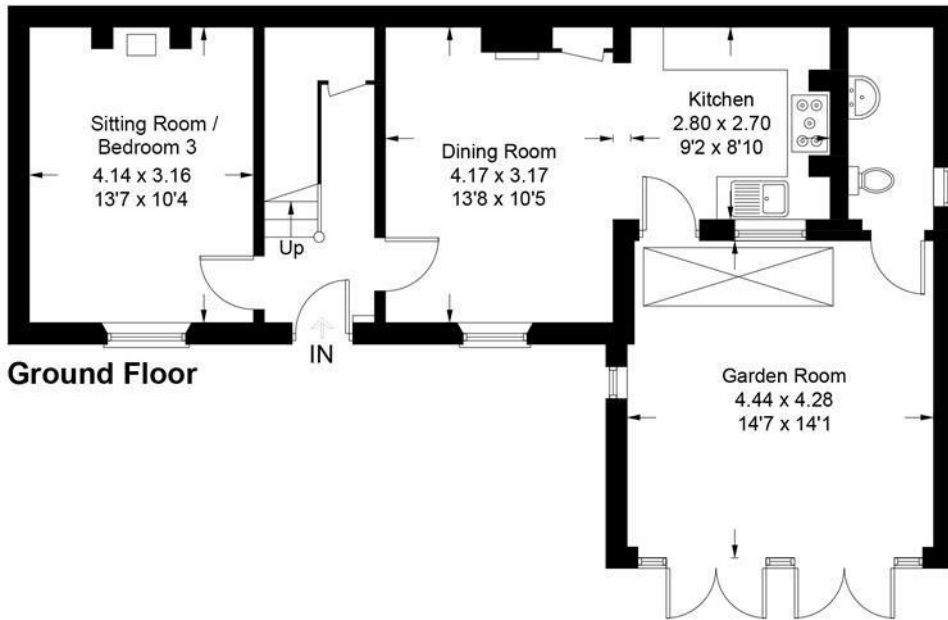
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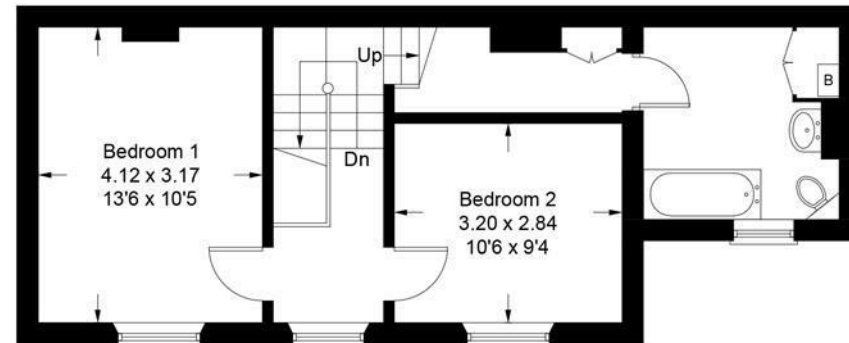
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1015405)



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