



£550,000

18 Picton Street, Montpelier, Bristol, BS6 5QA

2 The Promenade, Bristol, BS7 8AL

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## 18 Picton Street Montpelier, Bristol, BS6 5QA

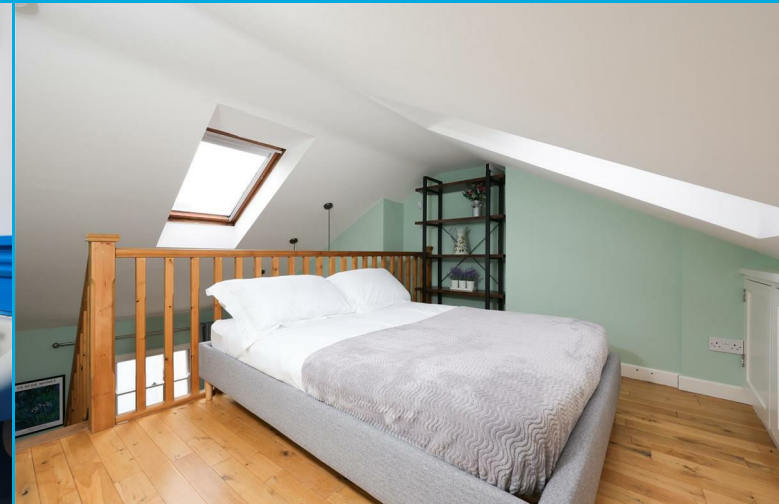
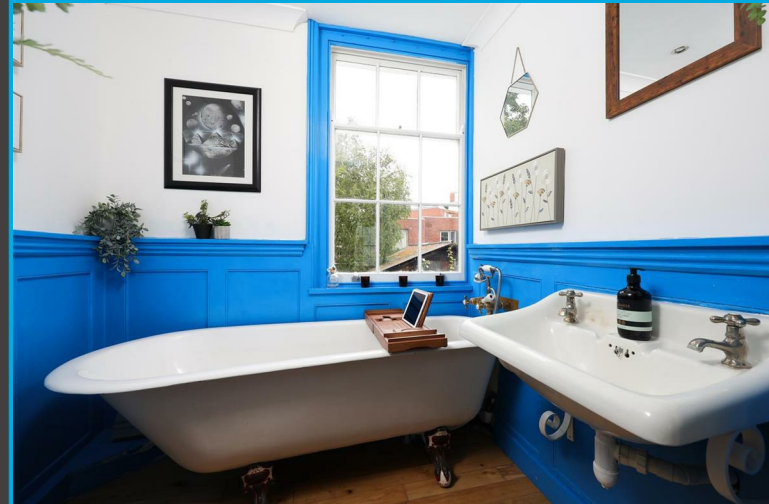
Offered for sale with no onward chain, a very stylish and individual Grade II listed townhouse right in the heart of Montpelier, on Picton Street. Behind the brick front facade the accommodation on the ground floor comprises an open plan kitchen living area which runs from the front to the back of the property. The bespoke kitchen is fitted with a range of solid wood units, duck egg blue tiled splash back, a decorative tiled floor and has a large window to the front aspect. Steps then lead up into two connected living areas with a solid oak floor, access to the basement and glazed bi-fold doors that seamlessly link inside to out. A staircase leads up to the first floor with a spacious bedroom with a panel glazed sash window and an oak floor. A doorway leads from the rear of the room into a beautiful en-suite bathroom with roll top tub, wood panelled walls, and window to the rear aspect.

The staircase then ascends up to the top floor to an impressive bedroom with further steps leading up to a galleried mezzanine level. The room has an oak floor, panel glazed sash window and a period fireplace. The pitch of the roof has been exposed to create a light and bright loft style room. The mezzanine level also has an oak floor, a Velux window and offers a range of potential uses including an office space or snug. Adjacent to this bedroom is a stylish shower room accessed from the top floor hallway with a glass bowl sink, w/c and shower cubical. To complete the accommodation a staircase leads down from the hall floor into the basement which has two useful store rooms (used by the current owners as a music practice studio) with ample storage, radiator heating, a w/c and utility space. Many of the period features have been retained and the sash windows have recently been refurbished and painted. Externally the mature westerly facing garden has two patio seating areas and lots of well established greenery.





18 Picton Street is a very special home with lots and character and charm and is located within a mile of the city centre while being close to many of the acclaimed shops, cafes and restaurants in both Stokes Croft and Picton Street

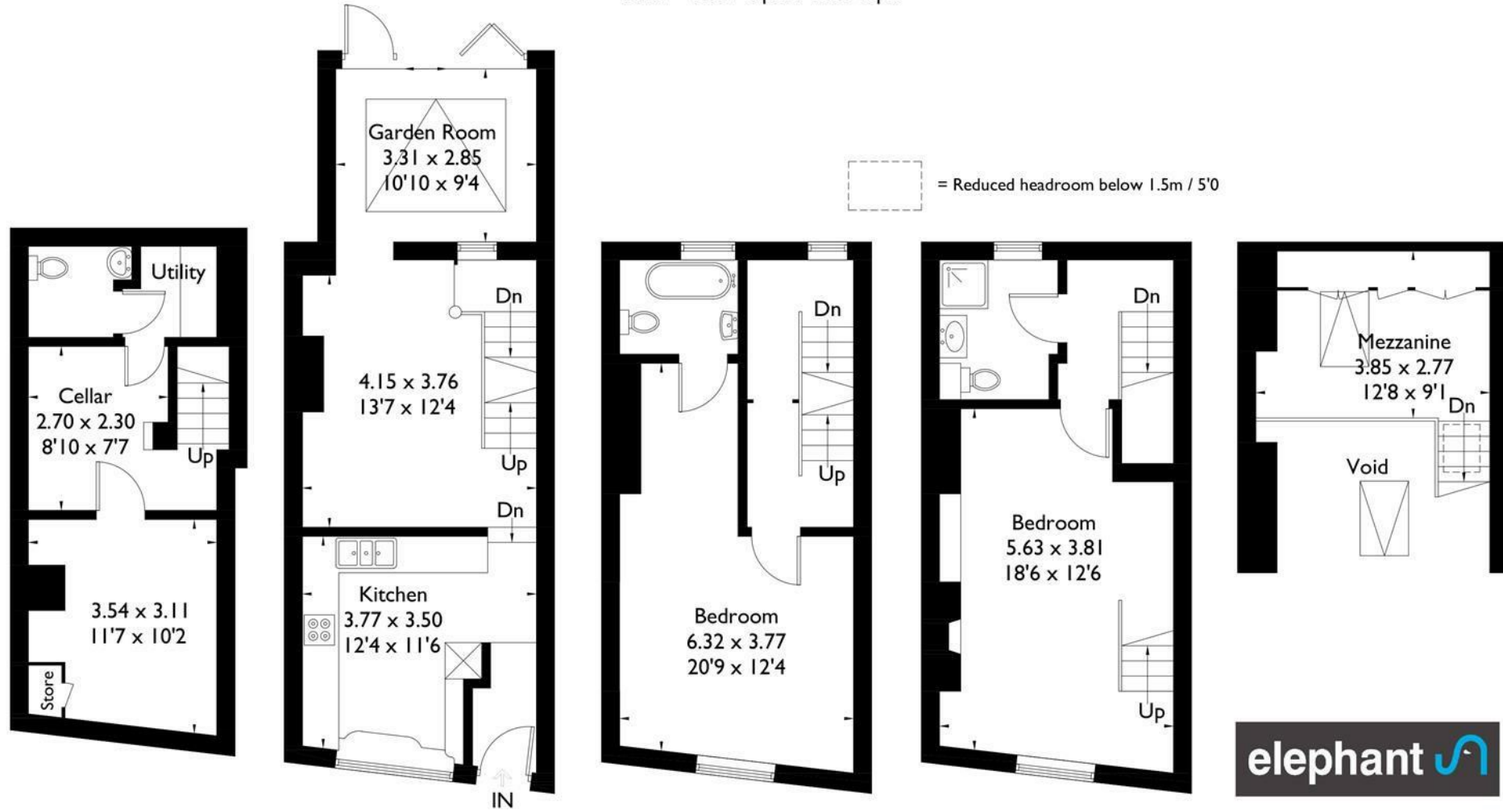






# 18 Picton Street, Bristol, BS6 5QA

Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft  
 (Including Mezzanine)  
 Cellar = 24.8 sq m / 267 sq ft  
 Total = 142.7 sq m / 1536 sq ft



**Cellar**                      **Ground Floor**                      **First Floor**                      **Second Floor**                      **Mezzanine Floor**

FLOORPLANZ © 2017 0203 9056099 Ref: 188420  
 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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