

THE MODERN HOUSE



*Bristol
Sold*

Old Ashley Hill

Occupying an elevated hillside position on the edge of Bristol's sought-after Montpelier conservation area, this engaging eco-efficient house has three/four bedrooms, a private garden, double garage and far-reaching views of the city below. It was completed in 2016 by Elkins Architects, designed to embrace the evolution of the eclectic local architecture.

Approaching from the south, the elegant simplicity of the proud façade is defined by horizontal oak cladding against symmetrical swathes of glazing on three levels. Entry is on the left at the rising street level and through a slate-clad entrance to the raised ground floor. There is engineered-oak flooring throughout the open-plan kitchen, from which there is rear access to the lawn garden and BBQ area, and in the dining room which looks out over the stepped front courtyard. There is also a bedroom, utility room and wet-room on this level, a wine cellar, and internal access to the electric double garage/workshop at the rear.

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A lovely open-tread oak staircase ascends to the first floor where a large open living room, with log burner and exposed steel beams, enjoys incredible southerly views. A bedroom, currently used as a study, has glazed access to a west-facing roof terrace.

On the lower ground floor are two double bedrooms, one with en-suite shower room. Both have external access through glazed sliding doors, one to the front courtyard garden, the other to a mosaiced lightwell at the rear, ensuring plenty of natural light even at the lower level.

The house was built to a Passive cooling design with high insulation values, Photovoltaics and triple-glazed composite windows, all contributing to minimal energy costs.

Old Ashley Hill can be found between two of Bristol's most popular areas, St Werburghs and Montpelier. Picton Street, with its extensive range of eateries, is an eight-minute walk through eclectic lanes. Here one can find the highly rated Bells Diner, local favourite Oowie Burger, Kath and Kim's, and The Bristolian. There is also a fantastic Italian supermarket. A few yards more and you find yourself in Bristol's Heart – Stokes Croft, home of Bristol's counter culture. In the house's immediate vicinity are the allotments, St Werburgh's eco-village and Mina Road's restaurants including the acclaimed Cauldron. There is also an organic supermarket, Church (converted to a climbing centre) and a number of excellent pubs.

Bristol is one of the UK's most vibrant cities thanks to its strong cultural life, great shopping opportunities and the natural beauty of the surrounding areas. Old Ashley Hill is around a 15-minute walk from most of the city centre. The local train station is a 5-minute walk and has regular services to Clifton, Severn Beach, and Temple Meads which runs services to London in approximately one hour and 45 minutes. Bristol also has a busy international airport. Bristol is ideally placed for access to the West Country and the Cotswolds, and also the nearby World Heritage city of Bath.

*South-West England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.