The Concrete House
The Ridgeway, Westbury-on-Trym, Bristol
£1,350,000 Freehold

This exceptional, rare and significant Grade-II Listed Modern Movement house was designed in 1934 by the much-revered architectural partnership of Connell, Ward and Lucas. Internal accommodation extends to over 3,440 sq ft across three storeys, with seven bedrooms and an expansive roof terrace. The setting is private and quiet and stretches almost two acres, with two beautiful secluded gardens to the front and rear and a wooded glen forming the boundary of the plot. Located on a quiet no-through road on Bristol’s northern fringes of Westbury-on-Trym, the city centre and train station are easily reached in around 15 minutes.

The house is thought to be one of the earliest Modernist concrete houses in Britain, and the first to follow Le Corbusier’s Dom-ino system and is characterised by asymmetrical compositions and light-filled, open-plan living spaces. The white, rendered facade and flat roof is typical of the International Style, introduced to Europe by a handful
of emigre architects who inspired experiments with new materials and Bauhaus ideas.

The primary entrance sits beneath the dramatic curve of a flat porch roof on piloti, leading into a generous entrance hall. The interlinking living and dining rooms have great personality, with bright primary colours on the walls and ceilings and globular 1930s light fittings hanging overhead. The room is incredibly light, with walls of glazing and Crittal doors leading to the garden. Oak floorboards run underfoot and the original full-height sliding doors feature exceptional chromed fixtures. Connell-designed furniture is installed throughout the house with an early example of an integrated sound system built into the living room’s timber cabinetry.

A secondary living room, study or family room sits adjacent, with parquet flooring, cast-iron radiators and corner steel-framed fenestration. The kitchen is positioned opposite, with hand-crafted timber cupboards, deep inset shelving and the original call box intact.

A tower of Crittal windows, a trademark of the architects, is positioned at one side of the house, forming an impressive steel-framed glass staircase allowing light to flood through. The seven bedrooms and two bathrooms are organised across the upper floor, each with endearing and thoughtful original details, and those facing south are complete with a deep balcony looking out across the garden. The expansive roof terrace spans the entire second floor, with views across the treetops and as far reaching as the Durdham Downs.

The rear garden is primarily laid-to-lawn, with mature trees and hedging. A large pond positioned centrally and a deep line of woodland bordering the plot at the foot of the lawn. Herbaceous borders separate the front of the house from two further expanses of garden, with tall box hedging providing complete privacy from the quiet cul-de-sac road. There is a private driveway and ample off-street parking for several vehicles.

Older than Bristol itself, Westbury-on-Trym is a desirable village located on the banks of the River Trym in the city suburbs. The centre has a broad selection of day-to-day amenities, independent shops, cafes and restaurants and the area is well-known for its excellent local schools from
primary through to secondary, including the Bristol Free School. The city centre is approximately 15 minutes by car or bus.

The independent food scene across the city of Bristol has grown exponentially in recent years, with a diverse selection of restaurants cropping up in the centre and various neighbourhoods. The Michelin-starred Casamia and sister restaurant Paco Tapas, both founded by the Sánchez-Iglesias brothers, are notable highlights, alongside Wilsons in Redland.

Well-served for cultural activities and annual festivals, the city has a thriving art and music scene; Arnolfini and Spike Island lead a well-regarded annual programme of contemporary exhibitions and performances. The Watershed, a well-loved institution located along the city centre’s harbourside, hosts talks and events alongside its programme of independent film screenings.

Connections to London from Bristol Temple Meads are excellent, with direct services to Paddington in approximately one hour and 34 minutes. Bath Spa is an 11-minute journey by train and there is easy access to the surrounding countryside and the Devon and Dorset coastlines. The city’s International Airport is reachable by car or bus in around 30 minutes.
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THE RIDGEWAY, WESTBURY-ON-TRYM, BRISTOL, BS10

Approximate Floor Area = 3442 sq ft / 319.8 sq m
External Store = 17 sq ft / 1.6 sq m
Potting Shed = 59 sq ft / 5.5 sq m
Total Approximate Floor Area = 3518 sq ft / 326.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale

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