estate agents auctioneers

hollis morgan

Polygon Lodge North Green Street, Clifton, Bristol, BS8 4NE

Offers In Excess Of £399,950

Full of original period features and located in a quiet and convenient location, this is a truly unique, Grade II listed two double bedroom property (circa 1000 sq ft) with private walled courtyard garden.

- Grade II Listed Coach House
- Two Double Bedrooms
- En Suite
- Large Cellar
- Development Potential
- Private Courtyard
- Fantastic Location
- Plenty of Original Features
- A Truly Unique Residence
- Chain Free

The Property
A a truly unique standalone hidden gem, located in a quiet pocket of Hotwells within easy reach of the Harbourside and Clifton Village.

With a curved rendered wall adorned with a number of Gothic style period sash windows, masonry and doors, the property is instantly recognisable and intriguingly eye catching.
Access is via an attractive, walled courtyard through an arched gate which provides a private entertaining space or peaceful area to relax or dine.

The living space is a generous room with attractive period sash windows lining the curved wall. A well equipped kitchen occupies its own space and comes complete with a range of shaker style wall and base units, laminated work surfaces with ceramic sink and drainer, electric hob and oven, extractor as well as integrated fridge freezer and dishwasher.

The good sized master bedroom benefits from a pleasant outlook as well as direct access to the courtyard via arched French door and a shower room is located adjacent, with large walk in shower cubicle, basin and low level WC.
Downstairs, there is another good double bedroom with en-suite bathroom as well as access to the large cellar space with an impressive sky lantern providing plenty of natural light.
Subject to the relevant consents, the basement room could be converted into an additional habitable space.

Roof Work
It has come to our attention that the roof will require a certain amount of maintenance at some stage in the near future.

Please refer to Hollis Morgan for further details.

Location
Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

Other Information
Freehold

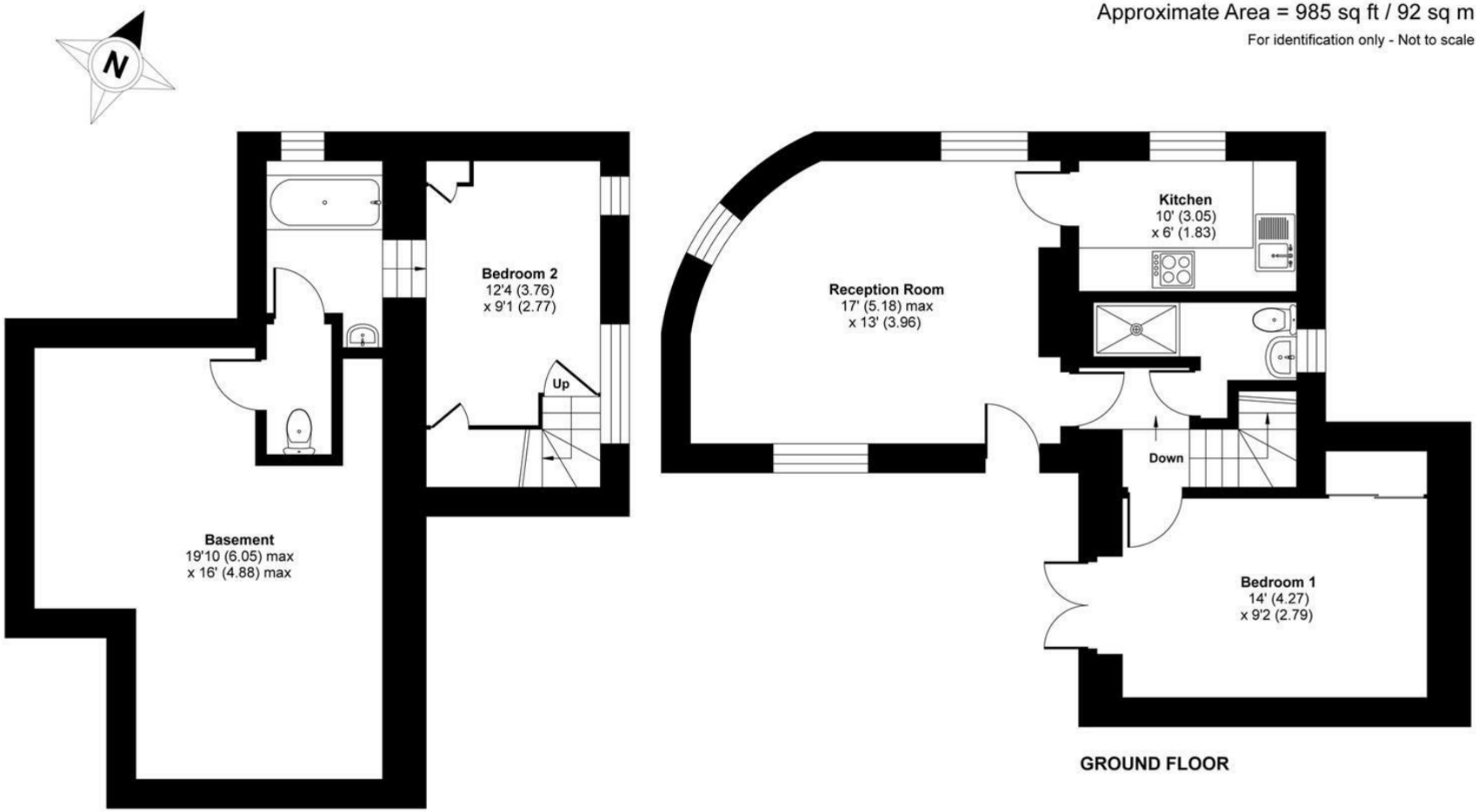
Council Tax Band: B

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

North Green Street, Clifton, Bristol, BS8

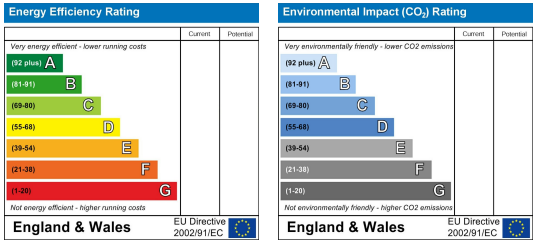
Approximate Area = 985 sq ft / 92 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 759419



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