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GINGELL HOUSE

1, Gingell House French Yard, Bristol, BS1 6UE
Offers In Excess Of £575,000

A rare opportunity to acquire a modern house in a prestigious setting.

- Exclusive Harbourside development
- Immaculately presented semi detached house
- 3 double bedrooms
- Master with ensuite shower room
- Large easily maintained courtyard garden
- Allocated parking space in secure underground car park
- On site concierge

The Property

Set within the beautifully landscaped grounds of the former General Hospital, this exclusive development presents a rare opportunity to acquire a generously proportioned home in a truly unique and sought-after location.

This elegant property offers spacious and well-appointed living across two floors. Upon entering, you're welcomed into a bright and expansive entrance hall, complete with a large storage room—ideal for coats, shoes, and everyday essentials. To the left, the heart of the home unfolds in a stunning open-plan kitchen and dining space. Fitted with sleek, high-gloss wall and floor cabinets and finished with luxurious stone worktops and splashbacks, this kitchen also boasts high-end Neff appliances including an induction hob, dishwasher, fridge-freezer, and double oven. Luxurious oak flooring flows seamlessly throughout the entrance hall and kitchen, enhancing the sense of style and quality.

To the right, the large reception room offers the perfect space for both relaxing and entertaining. This beautifully proportioned room features plush carpeting and is bathed in natural light thanks to French windows and expansive sliding doors, which open out to a charming walled courtyard garden. With raised beds perfect for planting, and a rear gate offering convenient access for bicycles and more, this outdoor space is as practical as it is tranquil.

Ascend the wooden staircase to the first floor, where a bright and spacious landing leads to the remainder of the accommodation. The principal bedroom impresses with a large fitted wardrobe and a sleek, fully tiled ensuite shower room featuring a contemporary three-piece suite with chrome fixtures, a heated towel rail, and a large inlaid mirror. A Juliet balcony fills the room with natural light and offers a lovely connection to the outdoors.

Two further double bedrooms also enjoy Juliet balconies and offer flexible space ideal for family living or a home office. The main bathroom is finished to a high standard, with floor-to-ceiling tiling and a stylish three-piece suite, including a bath with overhead waterfall shower, recessed mirror, and heated towel rail.

Additional features include an allocated parking space within a secure underground car park, adding both convenience and peace of mind. The wider development is equally impressive, with a beautifully maintained communal courtyard complete with a tranquil water fountain and bench seating—an inviting retreat for residents to relax and unwind.

Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Other Information

Leasehold.

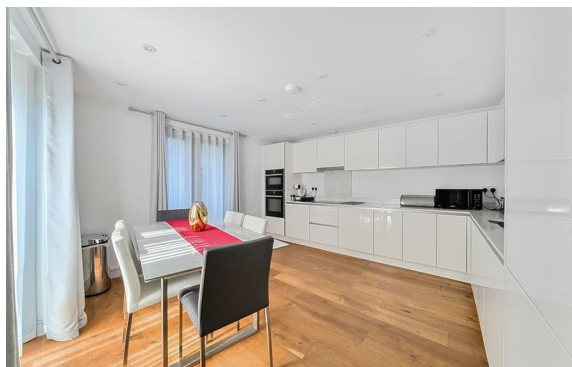
Ground rent: £350 pa

Management Fee: £361 pcm

Council Tax Band: E

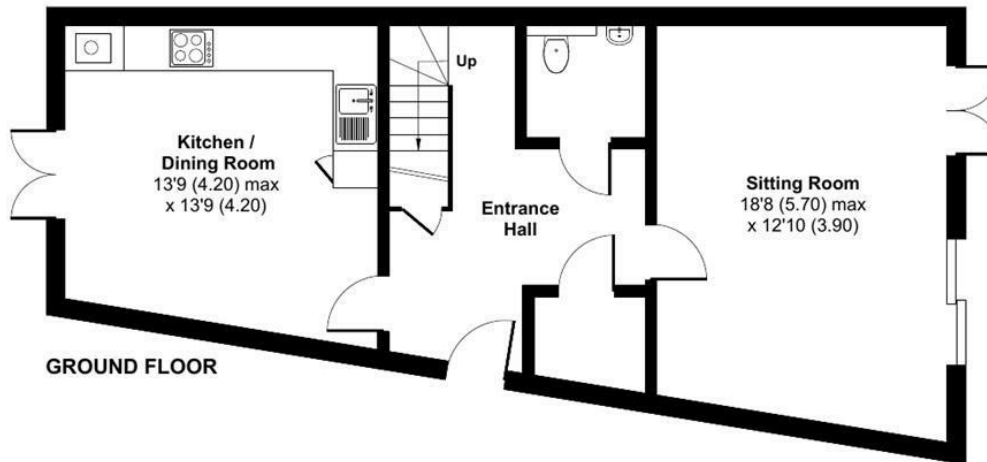
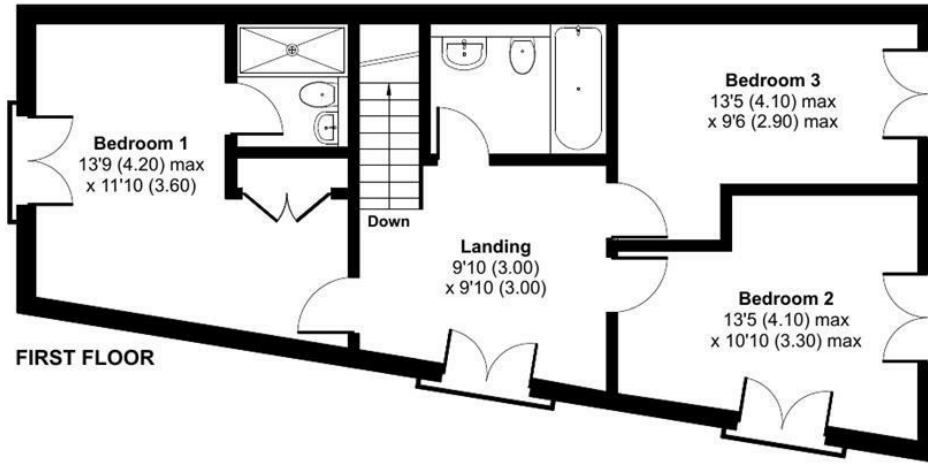
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Gingell House, French Yard, Bristol, BS1

Approximate Area = 1182 sq ft / 109.8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2025. Produced for Hollis Morgan. REF: 1306797



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	83	83	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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