



## THE ESSENTIALS

**Address:**

Alma Vale Road, Clifton

**Receptions: 1 Bedrooms: 2**

**Price: £499,950**

With beautiful brickwork and a rich history, this home has ultimate kerb appeal

**Agent:** Ocean Clifton  
0117 946 6007  
[www.oceanhome.co.uk](http://www.oceanhome.co.uk)



## Alma Vale excellence

This iconic property in leafy Clifton has been transformed into a cutting-edge living space, says **Charlie Lyon**

**W**ith the property market booming developers are thinking outside the box when it comes to new homes and are turning a range of wonderfully historic buildings into completely unique living spaces – think tobacco factories, old granaries, hospitals and paintworks.

Newest on the market in this category is this wonderful two-bedroom home on Alma Vale Road in Clifton. It's a grade II-listed building with a breathtaking facade – one of the most iconic in the city – with detailed sandstone

carving, redbrick panels and decorative columns and arch over the entrance. It's one of the most impressive welcomes in Bristol.

The home itself has been converted from an old garage and the vaulted space with glazed atrium is the epitome of industrial chic. However it's been given a warm and inviting interior with oak flooring, bespoke furnishings and a soft charcoal and white colour scheme.

Original architectural features remain, including wooden beams in the main, open-plan living space and beautiful mosaic floor tiles in the entrance hall. The original garage door is now wonderful floor-to-ceiling

windows with double doors. You are able to open the glazed roof on the main atrium-style living space comes with windows that open by remote control.

The ground floor is made up of the open-plan living space – fully wired for a home entertainment system with electronically controlled mood lighting – as well as a large utility room and cloakroom. The kitchen boasts all mod cons, with Hotpoint fridge/freezer, double oven and separate hob and dishwasher.

Walk up the oak staircase and you arrive on a galleried landing with two bedrooms, both with en suites that boast boutique hotel luxury – think double shower cubicles with rainfall shower and heated towel rail.

In-built storage comes in the form of funky, push-open wardrobes. The hand-painted matt finish gives them a cool, contemporary edge.

The home has been designed by 3W Architecture, the firm behind the Airpoint development in Bedminster, and boasts similar design highlights: internal bedroom windows looking into the central galleried landing giving the effect of light and space throughout the whole of the upstairs.

Alma Vale Road is one of the loveliest streets to live on in Bristol – spacious and lined with Georgian homes. It also boasts the Alma Vale Tavern (wonderful food, craft ales and an intimate theatre space), independent shops and boutiques, eateries, all with close proximity to Whiteladies Road.

With an allocated car parking space, this really is a one-in-a-million home.

**Viewings start on Saturday 26 September, please call for an appointment on 0117 946 6007.**