



£700,000

10 Hensmans Hill, Clifton, Bristol, BS8 4PE

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Occupying part of a Grade II listed former ceramics factory, this creatively designed Clifton flat combines historic industrial character with contemporary comfort. The flat was converted in the early 2000's, creating a beautifully light-filled space, with the added bonus of gated off street parking.

The entranceway is shared with just one other flat, giving it a quiet feel. Inside, the hallway sets the tone, with cast iron radiators, decorative wallpaper, and glass bricks introducing natural light into the space. Wooden floors run through the hallway and into the main living space. The flat isn't short of storage options, with a built-in cupboard in the hallway and clever storage solutions throughout the property.

The first bedroom is a soft carpeted room with tall arched windows that echo the buildings industrial past. Currently arranged as a children's bedroom, the room offers space for versatility, comfortably accommodating a double bed.

A useful utility room, complete with a Belfast sink and pink built in cabinets, provides space for a washing machine and tumble dryer, as well as storage space. Even more storage can be found in the loft space, accessed via a ceiling hatch in the utility room.

The family bathroom features cork flooring underfoot, with metro tiles running from floor to ceiling. A panel of copper clads the side of the bath, introducing texture and character.

At the heart of the home is an open plan kitchen and living area, flooded with natural light from vast factory style windows. Many of the upper panels are rope-operated for ventilation, an original detail that has been beautifully retained, while integrated air conditioning ensures a comfortable atmosphere throughout the year.



The kitchen is both stylish and practical, with a dark herringbone wood floor, an additional tier of cabinetry accessed by a custom sliding ladder, and a turquoise patinated copper splash back which provides a bold focal point. Dual fuel cooking is available with both gas and induction hobs as well as a built in double oven. The open plan layout offers plenty of flexibility, currently arranged with distinct areas for dining and lounging, while maintaining a sense of flow and openness.

Adjacent is the principal bedroom, where another full-height window creates a dramatic backdrop. Carpeting softens the space, and cabinetry conceals both air conditioning and radiators. The bedroom benefits from a well-finished ensuite with walk-in shower, tiled throughout for a clean, contemporary finish.

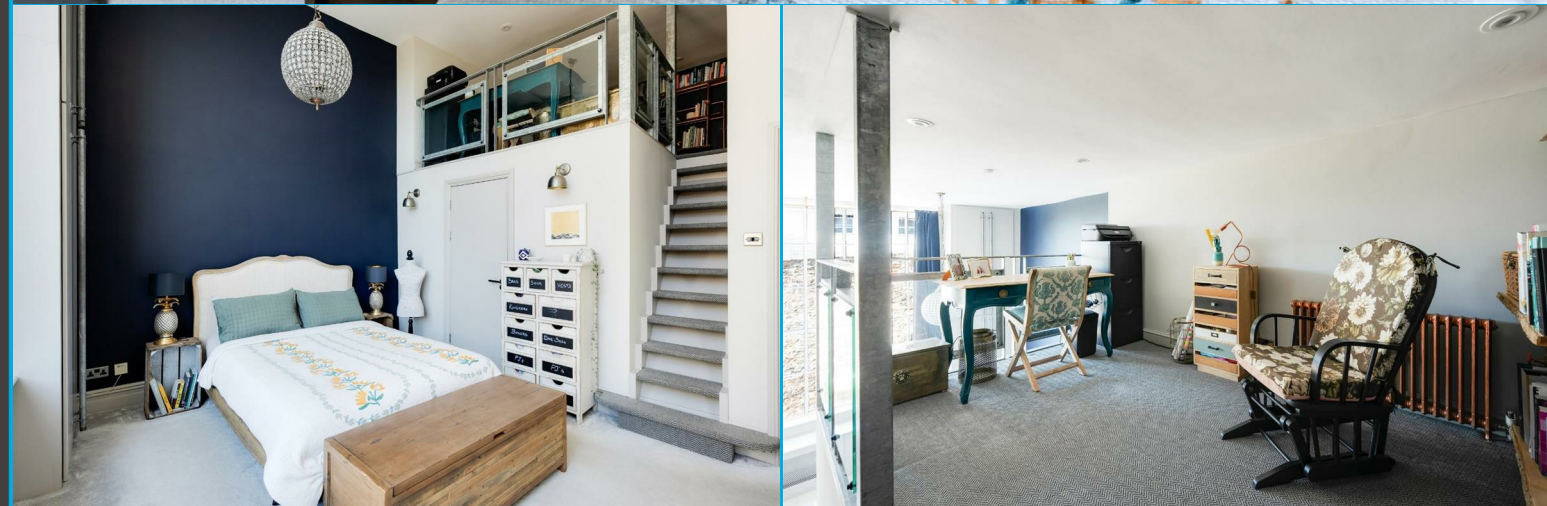
Above the ensuite, a mezzanine level overlooking the bedroom provides space for a multitude of uses. It could be utilised as a cosy nook or storage area, but is currently configured as a home office, with a desk looking out of the vast window.

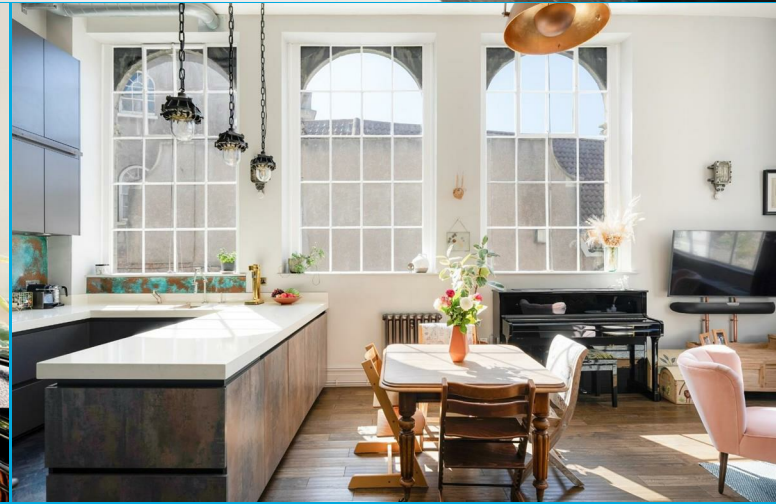
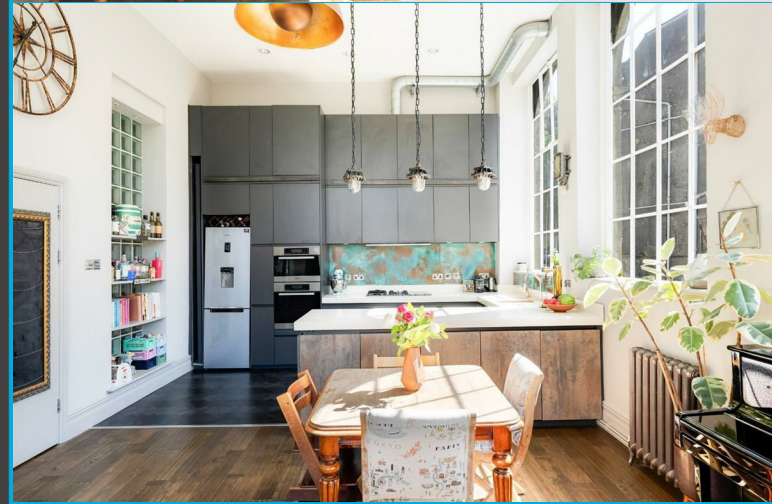
Situated in the heart of Clifton, this individual home is just moments from the cafés, boutiques and restaurants of Clifton Village. Excellent links to the city centre are close at hand.

Vendors comments:

"We've absolutely loved living in this flat — it's full of light, character and warmth. The Crittall windows, exposed brick and high ceilings give it real personality, and the clever built-in storage has made it feel calm and practical, even with young children. The open-plan layout has been perfect for entertaining, and it's always felt like a calm, stylish retreat at the end of the day.

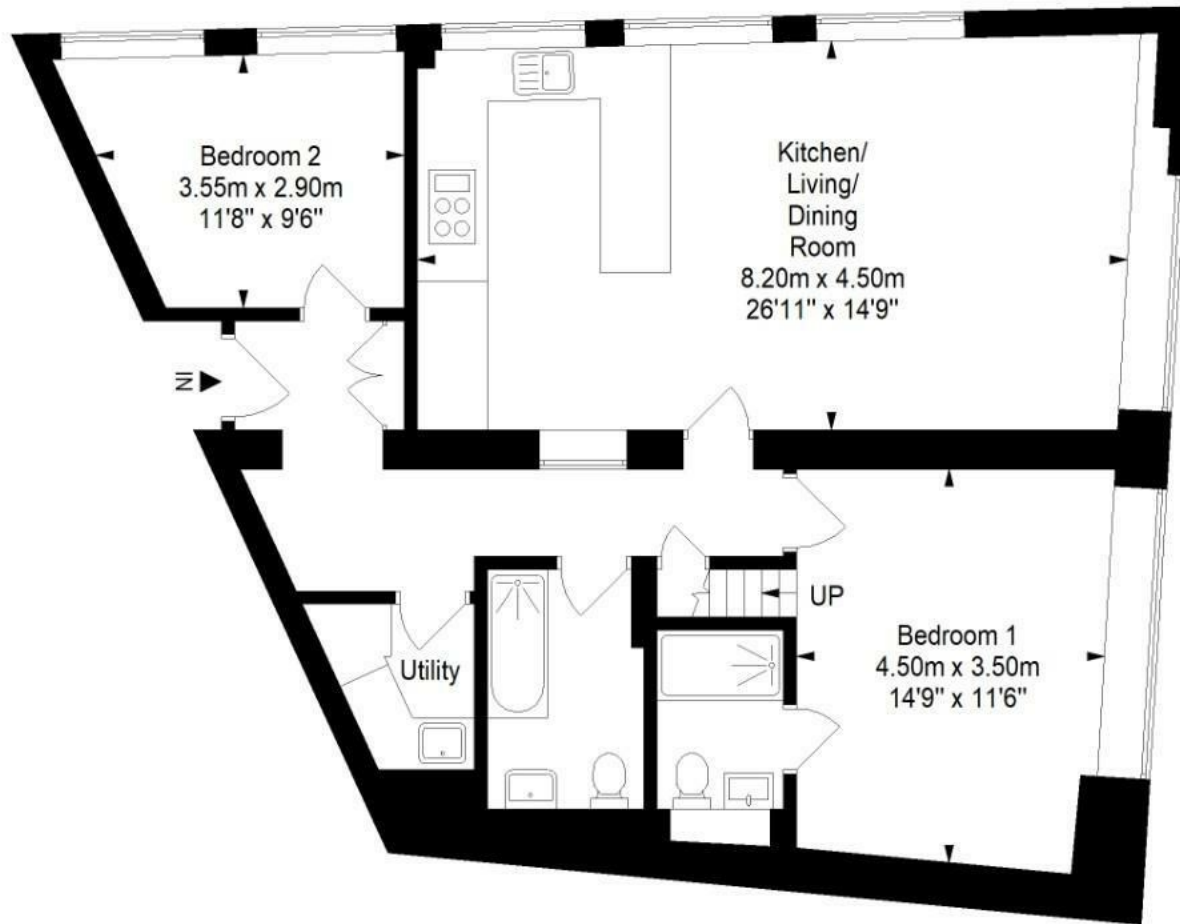
Clifton Village has been a dream — everything on the doorstep, from cafés and shops to parks and walks. It's a place that's felt like home from day one, and we'll be sad to leave."



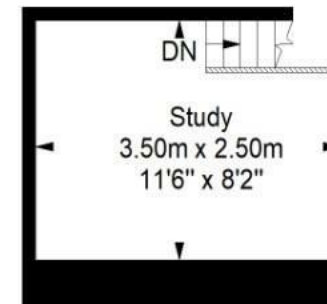


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Approximate Gross Internal Area = 100.5 sq m/ 1081.8 sq ft



Ground Floor



Mezzanine

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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



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