6 TRIN MILLS

Merchants Landing, Bristol, BS1 6RJ

RUPERT OLIVER
property agents

WHARFSIDE

6 Trin Mills

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A versatile modern townhouse on the edge of Bristol's floating harbour with fine water views; sunny west facing garden, balcony and a generous double garage.

SUPERB FOUR-BEDROOM THREE STOREY TOWNHOUSE CLOSE TO EXCELLENT AMENITIES * FABULOUS WATER VIEWS AND NO PASSING TRAFFIC * FULL-WIDTH FIRST FLOOR SITTING ROOM WITH A BALCONY AND OPEN FIREPLACE * DINING ROOM, SEPARATE STUDY AND LIGHT FILLED KITCHEN * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS WITH A FAMILY BATHROOM * DOUBLE GARAGE WITH DIRECT ACCESS INTO THE GARDEN * WALLED WEST-FACING PRIVATE GARDEN * VISITOR PARKING * EPC: C

Situation

Trin Mills is a sought-after terrace of modern townhouses, situated in Merchants Landing on the edge of Bathurst Basin and Bristol's floating harbour.

Within easy reach are two Michelin Star restaurants – Casamia and Paco Tapas – whilst within a mile or so are many more of Bristol's best restaurants and casual dining venues including the award-winning Cargo and Cargo2 just 0.2 miles away.

Culturally, the property is equidistant between venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall whilst extensive shopping is available at Cabot Circus just over 1 mile away; with a Harvey Nichols, Marks and Spencer's and Vue Cinema.

Clifton village is a little under 2 miles to the west, whilst the Ashton Court Estate (2.5 miles) provides 850 acres of public open parkland.

For Sale Freehold

Within Bristol's famous "floating harbour" are few modern townhouses – especially those with such a wonderful view and the quiet benefit of no passing traffic. The location lends itself to everything that is great about the harbour; access to fabulous dining and entertainment; water views and even the ability to catch the ferry – with a ferry stop located opposite - to Temple Meads station, Wapping Wharf and down to Nova Scotia Place. The harbour walks are fabulous too.

For sale for the first time in 20 years, 6 Trin Mills has been lovingly looked after and well maintained by the current owner – providing the new owner with the chance to move straight in – or to adapt the flexible accommodation to suit themselves.

Arranged over three floors, the house has pedestrian access from the front (Trin Mills) or directly from the rear via the private double garage – with access into the west facing garden.

From the front, the entrance porch leads into the dining area, with a hatch through to the kitchen and access into the separate study; which could also make a useful playroom if needed.

To the rear is a charming light filled family kitchen, with French doors opening directly out into the sunny west facing garden. The kitchen has been sensibly configured, with an expanse of composite stone work-tops and generous storage as well as space for a double height fridge / freezer and dishwasher. Adjacent to the kitchen is a useful fitted utility room, with further storage as well as space and plumbing for a washing machine and tumble dryer.

Completing the downstairs is a separate cloakroom, fitted with a low-level w.c and wash basin.

Arranged over the full width of the first floor is an elegant sitting room, maximising the water views with French doors opening out onto a balcony. There is an abundance of natural light, and for comfort in the winter months, an open fireplace.

To the rear lies the master bedroom suite with plenty of built-in wardrobe space and lovely views over the rear garden. The master bedroom is served by an en-suite shower room; complete with over-size walk-in shower cubicle, low level wc and wash basin – along with an opaque casement window.

Above lie three further double bedrooms; two to the front with lovely water views and a third to the rear. These are served by a separate family bathroom, complete with a three-pierce white suite and thermostatic shower above the bath. Again, the room has lovely natural light and ventilation from an opaque casement window, as well as shelved storage within a recessed cupboard – which could convert to a separate shower if needed.

Above, the house has the benefit of a useful loft – with easy loft access (via a loft ladder) and plenty of space for storage. In addition, there is a separate cupboard on the landing housing the gas boiler.

Outside

The sunny west facing garden is a particular feature of the property and captures much of the day's sun. The current owner has landscaped the garden to provide plenty of space to dine and entertain, with a retractable canopy providing welcome shade on the hottest of days.

Fully enclosed and walled on both sides the garden is a perfect sun trap, with mature shrubs and a tropical palm tree along the borders, a level lawn, further rear seating area and a side path leading to the garage.

The garage itself provides parking for two cars (accessed via Merchants Landing) and twin electric up & over doors. The current owner has installed a temporary wooden partition to divide the two, but this can be removed easily if the full width of the garage is required. In addition, there is a glazed window overlooking the garden, rear door with access to the garden along with mains power and light.

Further off-street visitor parking is available on a first come / first serve basis for the residents of Merchants Landing.

Services

Mains water and drains. Gas fired central heating and hot water system. Broadband and TV available by contract with the supplier.

Local Authority

Bristol City Council: Telephone 0117 922 2000
Council Tax: Band G

Directions: Postcode: BS1 5RJ

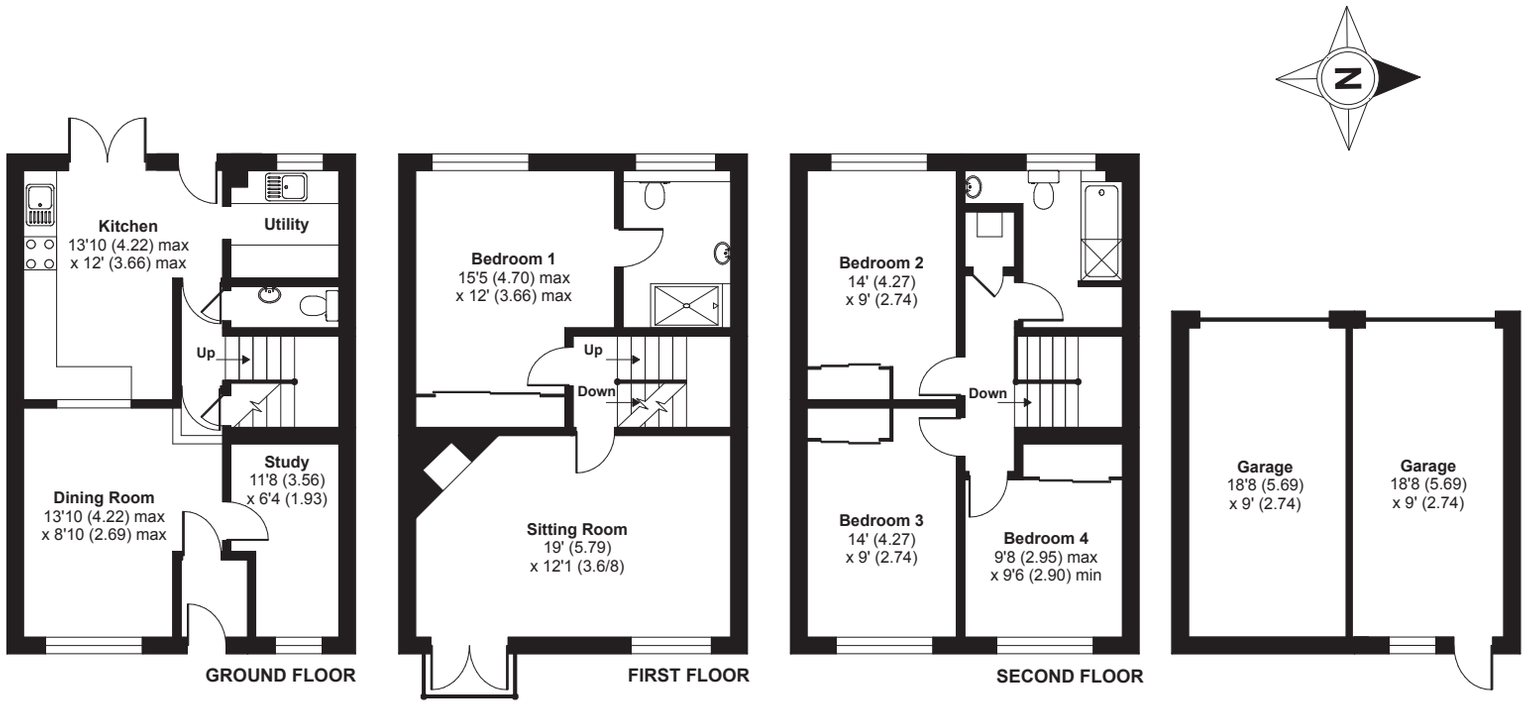
From Clifton head south onto Hotwells Road and follow the road system via Christina Terrace onto Cumberland Road.

Continue along Cumberland Road, and at the Louisiana bear left onto Wapping Road. A short distance along on the right-hand side, turn right into Challoner Court. After 50 metres turn left (Challoner Court) and then right – through the underpass and into the garaging for Trin Mills.

By foot – from The Louisiana continue on Bathurst Parade along the edge of the water. Follow the promenade along to the left on Trin Mills and No. 6 is a short distance down on the left had side.

Trin Mills, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 1959 SQ FT 181.9 SQ METRES (INCLUDES GARAGE)



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RUPERT OLIVER property agents

0117 428 6464
home@rupertoliver.co.uk
Somerset House, 18 Canynge Road,
Clifton, Bristol, BS8 3JX
rupertoliver.co.uk

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