



8 Osborne Wallis House, Pooles Wharf Hotwells, BRISTOL. BS8 4PQ

Price Guide **£265,000**

- 1998 conversion of a historic warehouse
- SF One double bedroom apartment
- Highly sought-after residential location

- Close to extensive local amenities
- Allocated parking space plus visitor spaces
- Sold with tenant in situ paying £770 PCM

Weekdays: **01225 325857**

Evenings and Weekends: **01225 326420**

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DESCRIPTION

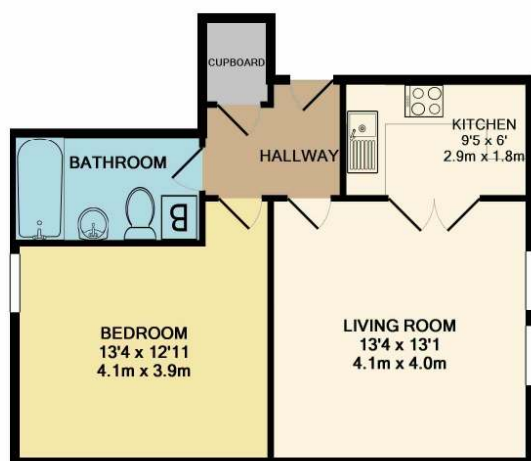
A generously proportioned one double bedroom second floor apartment, one of only nine, in this intriguing and historic warehouse building converted in 1998 and situated at the heart of Bristol Harbourside. ***Ideal for investors the property is sold with a tenant in situ until 8th June 2020 paying £770-00 PCM.*** The site of the original sand and coal wharf, the original building was owned by cousins William Osborne and Humphry Wallis who combined their coal shipping business in 1880 in order to supply Bristol docks and its many steam ships, as well as the city itself and later the Portishead Power Station with their fleet of coal boats (all maintained by the Charles Hill Shipyard also in Pooles Wharf). When the company closed in 1969 the building was left empty but became with the surrounding area an integral part of the Harbourside regeneration scheme. The property has been rated Band C for Council Tax and rated EPC-D.

LOCATION

Situated on the (Northern) Clifton side of William Jessop's floating non-tidal harbour. Historically Hotwells was the site of a thriving C18th Spa and Pump Room as well as the Jacobs Well Theatre. It was the scene of Humphry Davey's well documented nitrous oxide (or laughing gas) parties, drawing a guest list of names as diverse as James Watt, Robert Southey, Samuel Taylor Coleridge and Thomas Wedgewood. Today Pooles Wharf and Hotwells are at the heart of the vibrant and sought after Harbourside District. This includes Millennium Square with its extensive range of bars, coffee shops and restaurants with Bristol Aquarium, M-Shed, SS Great Britain and The Arnolfini all just a short walk away. Also close by are the Central Library, Hippodrome, Bristol Cathedral and Cabot Circus. Hotwells is also within ½ mile of Clifton Village, Park Street and The Triangle and is 30 minutes' walk of Bristol Temple Meads (Even less if you choose to use the river ferry to the city centre).

DIRECTIONS

Travel from Bath to Bristol via the A4 arriving in Brislington (Park and Ride left). Proceed through Brislington. Keep left at Parkside Hotel, past Arnos Vale Cemetery (left), The Paintworks (right) and the A37 Wells Road & Totterdown (left). At Bath Bridge Roundabout (By Temple Meads) take 2nd turning into Clarence Rd (A370). Follow A370 and at the Bedminster Bridge roundabout take 4th exit into Commercial Rd. Follow Commercial Rd, then bearing left, take 1st exit at next roundabout onto Cumberland Rd Past the Louisiana Pub on right). Proceed for a mile past both Spike Island Arts Centre & Baltic Wharf Sailing Club (right) bearing left onto Smeaton Rd. Keep left (following signs to Hotwells & Clifton) past 2 large red brick warehouses (left). Keep left through Greville Place under 2 bridges (following signs for centre). This takes you under, round & onto the A3029 (Brunel Way). Cross the bridge filtering right through Bristol Gate onto Hotwells Rd (A4). Follow Hotwells Rd for 1/3 mile (middle lane) past Clifton & Ambra Vales (left) filtering right shortly after & turning back on yourself. Look for Rownham Mead on your right. Keep to the left through Rownham Mead & Osborne Wallis House is on the right, in front of Pooles Wharf Court.



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TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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