

LOOK BOOK

FIFTH EDITION

By ELEPHANT ESTATE AGENTS



A SHOWCASE OF
INSPIRATIONAL
BRISTOL HOMES



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CONTENTS

HOMES

Clare Road.....	5
Long Ashton Road	14
Longfield Road	18
Cornwall Road.....	21
Richmond Avenue.....	28
Burghley Road.....	32
Wellington Lane.....	38
Richmond Road.....	49
York Avenue.....	55
Hatherley Road	57
Royal Park Clifton.....	62
Victoria Square.....	66
Upper Cheltenham Place	73

FEATURES

Introduction	2
Moving to the country.....	9
Garden rooms	24
Micro cement.....	36
Before & after	44
Taking charge.....	68
Companies we love	74
Meet the team.....	76

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WELCOME TO OUR FIFTH EDITION OF THE ELEPHANT ESTATE AGENCY LOOK BOOK

By Matthew Bailey, Director

Since our last edition, a lot has changed. Currently, the hot topics in our lives centre around the war in Ukraine, inflation, energy prices and the rising cost of living. In addition, the time-scales for everything and anything from ordering a

new passport to moving house feel like they have tripled. What does all this mean? Where are we heading, and how will the property market be affected?

The truth is nobody knows. There have been murmurings of an economic and housing crash for several years now, but so far, this hasn't materialised. Whatever happens, I feel grateful to live and work in a city like Bristol.

I often tell people it feels as if Bristol is flying at the moment, and that the city is now on the world map. The common reasons for buyers wanting to move to Bristol seem to be easy access to London and other key cities in the UK. Other big pulls include access to the countryside, seaside destinations like Devon and Cornwall, and Bristol's music, food, and art scenes. Now that large companies are looking to base their operations in the city, Bristol is a legitimate alternative to London to achieve a better quality of life.

In my opinion, whilst property prices and demand remain strong, if you are thinking of moving now is the time to do it. We don't know where we will be in the next 18 months. If economic forces do turn sour, I feel a sense of optimism and excitement as life has taught

me, these are the times when we are our most creative.

Buying property sensibly is critical in this environment. I only look at properties where I can add value as this provides the best protection against any adverse changes in the market. This principle can also be applied when engaging builders, architects, and general contractors. Try to seek out the best deal and haggle. Educate yourself as best you can, as ignorance of the renovating and the building process is a sure way of getting stung financially.

At elephant, we have been fortunate to view and market some truly inspiring and unique properties over the last ten years. As every year passes, homeowners and brilliant tradespeople working in unison seem to raise the bar. Also, social media gives us a window into the world of property, where we see people doing extraordinary things, and at the centre of it all is a healthy desire to dream.

Whatever the world throws at us, the fundamentals like creativity, hard work and determination will always prevail, and this is what excites me. So, the next time someone asks me what's going to happen with the property market, I will simply say it will all be okay.





By Alec Jupp, Director

Behind the scenes in estate agency, selling homes is often distilled into sales targets, numbers and statistics. At elephant, we have always believed that if we prioritise giving our clients the right care and attention, the numbers will then look after themselves. From the start, this demands taking the time to actively listen enabling us to provide intelligent, appropriate and considered advice.

My mother works in counselling, and I often remark that our careers have lots of parallels. On an uncertain and stress filled road, building trust from the start is crucial to how we work at elephant.

Communication is clearly at the heart of every estate agency, but the rare commodity of

actually leaning in and giving our time and attention is easily overlooked in our fast-paced industry. Taking time to hear people and understand them before responding can be the key to providing breakthroughs, avoiding a stand-off, diffusing a difficult situation or just simply making someone feel better.

When we first meet homeowners, we are always curious about how they have changed, developed and adapted their homes to work for them. Hearing about the journey people have been on throughout their renovation or building projects, and the reasons behind their design choices, helps us get to know the person as well as the property, while also providing valuable learnings for us to

pass on to others.

Further down the line, we take a proactive approach to understand what is happening at each stage of every sale - and we are always available to listen and guide. In our experience, this can make a critical difference to the end outcome and journey to get there.

Selling a home is unpredictable; there is no way of anyone knowing whether the route ahead will be straightforward or full of twists and turns. Selling a high value asset (and usually the most valuable one) in a complicated process which is connected to other people's needs, emotions and motivations can be a recipe for a tough time.

In my experience, the best agents elevate themselves from the others when plans fail, the unexpected happens and things go wrong. In a world increasingly dominated by the one way street of social media 'broadcasting', knowing when to have a conversation or a face-to-face meeting, rather than just a quick and efficient e-mail, is an important judgement.

For me, the most enjoyable and rewarding moments are when a client comes into the office to personally thank our team members for the difference made during the move process. We have had some amazing gifts over the years from chocolates and wine to a vintage typewriter, bespoke pottery, pieces of art, furniture and even knitted elephants! In nearly every instance, the gratitude arrives because by listening well, it was the most important thing we did.



MODERN & TRADITIONAL

Property	Semi-detached
Bedrooms	3
Bathrooms	2
Guide Price	£935,000

This semi-detached, three-bedroom Victorian property has a real sense of style and quality throughout. The natural materials and mix of bold and soft colours enhance and complement the combination of modern design and traditional character.

The focal points of the main reception are the floor-to-ceiling sash windows with original shutters, painted a soft white that ties together the cornice, woodwork and period fireplace surround. The dark wood flooring contrasts with the light, airy space and acts as a backdrop to the strong purple, orange and blue of the furniture and furnishings to create a comfortable family room.

The second reception room has a more sophisticated, calmer feel where the

walls have been painted a soft dark grey, which are outlined by the white ceilings and woodwork. Mirrors and picture frames match the dark wood flooring, and the bright green plants add a touch of Victorian grandeur.

Then it's through to the impressive modern, open-plan kitchen/dining space, and a more contemporary style. The bespoke kitchen, finished in oak with contrasting concrete worktop, leads through to a timber-framed extension where natural light floods into the space. The perfectly positioned window seat provides a moment to enjoy the landscaped garden outside from the comfort of the inside.

Upstairs, neutral colours have been used in the hallway and bedrooms and blended together to continue the calm feeling of calm, sophisticated elegance. Original fireplaces provide a focal point in the bedrooms, and the framed pieces of art and statement light fixtures add bursts of colour and points of interest. ↻

"The dark wood flooring contrasts with the light, airy space and acts as a backdrop to the strong purple, orange and blue of the furniture and furnishings to create a comfortable family room."







FRIENDS OF ELEPHANT, SCOTT AND KATY, SHARE THEIR EXPERIENCE OF MOVING FROM THE CITY.



The Shacklefords'

Moving out of the city was a key factor for us as a growing family. Having access to all the great food and hospitality Bristol has to offer was amazing, and moving away from this was, of course, a bit unsettling. But, actually, it's the best thing we have ever done.

Living within eight miles of the centre of Bristol, we now get the best of both worlds. Accessibility to public transport and Uber means we can still enjoy everything about the city. However, in the country, we have more space, traffic or parking isn't a daily battle, and we have a wonderful garden for the children and their friends to enjoy.

Our children go to a school in the village, and having so many like-minded friends on our doorstep is fantastic (the latter was a blessing and something we didn't foresee). Some people crave to live in the middle of nowhere but finding a proactive and vibrant community has been key to the success of our move. We now have a wide range of friends that we socialise with, which has been great and really helped us to adjust.

We enjoy a project and have done lots of work on the house. Finding a structurally sound property has made it easier to put in new bathrooms and a kitchen. Virtually every room in the house has been replastered and had new flooring, plenty of

new lighting (key to creating good living spaces) added and we've built a new garden room. The house is listed, but we were actively encouraged by the planning office to be bold with our garden room extension, which has been an excellent addition to our home and space.

We have really enjoyed creating dedicated areas for us to enjoy as a family: lounge, playrooms, study, cellar, and garden room, so far. Our previous home was open-plan and as a result, finding your own time in

an area of the house was difficult, but in our new home, there are enough separate spaces for everyone. We are all loving our new home and living in the country, and best of all we can dip in for a 'city fix' whenever we want. ☺





TOP TIPS

HOUSE PRICES

You'll undoubtedly get more for your money in the country, and there are lots of beautiful properties and tempting projects. However, before you start your search, it's a good idea to decide on your budget.

LOOK AROUND

Take a day out to explore the area you're thinking of moving to. Things to consider: how far is the nearest ATM, Post Office, doctors and dentist, a cafe or cosy pub. And, if you have pets, how far is the nearest vets?



WORK & COMMUTING

If you need to travel into the city for work, it's worth researching the options and your potential commute time. Can you drive and park, travel by train or bus, and how much will it cost?



LOCAL COUNCIL

If you're thinking about building, renovating or extending, it's a good idea to familiarise yourself with the local council's website and planning regulations. Maybe even go along to a public meeting to get as much information as possible so that when you're ready to submit a planning application, you'll be fully prepared.

WIDER AREA

Most towns have a sports centre with a swimming pool, but what other facilities and leisure activities are available nearby and in the area? One reason for escaping the city is to enjoy the countryside, so take the time to discover what could be on your doorstep - it could help with deciding where you want to move to.

TRANSPORT LINKS

How far is the nearest train station? Is there a local bus service? How far are the major roads and motorways that link you to airports, the coast and beyond? Also, don't forget family and friends; what will the journey be like for them to visit?



SCHOOLS


Find out as much as you can about the schools in the area. Most private schools have open days, and state schools are usually happy to arrange visits for prospective parents.

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A HANDSOME GEORGIAN FARMHOUSE

Property	Detached
Bedrooms	7
Bathrooms	4
Guide Price	£1,900,000

Originally built in the late 18th century, this traditional property, is an absolute treat of historic features and multi-use spaces.

The main house comes with four reception rooms, five bedrooms and a cellar; there's a separate self-contained, two-bedroom cottage; a stone-built barn; mature gardens thoughtfully landscaped into a series of beautiful and usable areas that include fruit trees, lawns, sun terraces and a freshwater swimming pool - the possibilities are endless.

Starting with the main house, the smart timber panelled front door opens onto a spacious entrance hallway (useful for muddy boots).

Off the hall are a series of reception rooms where traditional period features are standard throughout: fireplaces, timber sash windows, shutters and beautiful oak flooring.

French doors have been added at the end of the spacious open-plan dining room that open onto a patio area on the south elevation; ideal for additional dining space and to enjoy the garden and views. The glazed arched doorway on the side leads to the front courtyard garden on the north elevation.

The focal point of the surprisingly contemporary kitchen design is the central island with dark stained oak worktop and inset with plenty of cupboards for essential storage. The bank of units provides more storage and built-in necessary appliances, and a separate utility room to complete the thought through design and practical convenience.





Upstairs, the master bedroom maintains the cottage style with beautiful sash windows and seating at either end of the room, whitewashed floorboards and dado rail.

Independent access to the separate, self-contained cottage is through a stable door where the entrance area benefits from windows on two sides. Off the hallway is a beautifully finished double bedroom with natural Sisal carpets, but the main living space is where the property transforms from cottage style to an incredibly light, airy space with a high vaulted ceiling and skylights.

The modern kitchen has high-spec Shaker units with worktops finished in

Quartz and the whitewashed floorboards add to the fresh, minimalist style. The multi-panel glazed double doors open through to a dining room with skylight and another set of French doors that overlook the front courtyard.

Oak stairs lead to the upstairs accommodation and a gallery landing area where an arched doorway goes through to the master bedroom with en suite. Finally, the Juliet balcony feels like a necessary flourish to make the most of the stunning garden views and surrounding countryside. 🌿





STYLE AND CHARACTER

Property	Semi-detached
Bedrooms	4
Bathrooms	2
Guide Price	£750,000

This stylish, beautifully decorated three-bedroom property has been renovated and extended to realise its full potential.

In the classically proportioned living room the enviable, original features have been preserved: bay sash windows, cornice detail and ceiling rose. The stripped wood floor adds warm tones and perfectly complements the traditional fireplace.

The modern kitchen has been designed to maximise space and light by opening up the entire area and installing skylights. The addition of contrasting surface areas work together and the

exposed brick wall brings a warm, rustic edge next to modern styling of the Shaker kitchen units. Solid wood worktops combined with the slate tiled floor add a further contemporary twist and natural finish. Across the width of the room are pocket doors that subtly connect the living space with the patio and garden.

The three double bedrooms have all been painted in light colours, which creates a calm, elegant style. The bathroom is also contemporary in style with a classic white suite, wood floor and sophisticated, grey metro brick tiles.

The impressive master bedroom on the top floor has been fitted with sliding glazed doors and a Juliet balcony, providing lots of light and views. The en suite shower room delivers a touch of glamour and up-to-the-minute style with marble tiles, a double-width shower cubical, and a raindrop shower head. 🏡







Summer Escape

Jane Reeves

Painted fused glass seascapes

Bristol based artist Jane creates beautiful seascapes on kiln fired glass inspired by the north coast of Cornwall.

janereevesartist.com

also at Portside Gallery, 3 The Mall, Clifton
portsidegallery.co.uk



PERIOD CHARACTER & MODERN STYLE

21
- CORNWALL ROAD

Property	Semi-detached
Bedrooms	4
Bathrooms	2
Guide Price	£875,00

This stylish and beautiful renovation perfectly balances the charms of period character with the needs of modern living. Finished to a high standard throughout, decorative highlights in the main reception include highly desirable bay windows with original sashes, deep ceiling architrave and

an open fireplace with a cast iron log burner. The adjacent second reception room echoes the same clean style and contemporary furnishings and connects to the impressive kitchen/living space at the back of the house.

This light and bright extension features a bank of aluminium-framed skylight windows and exposed steel beams. By contrast, the exposed brickwork adds a tapestry of warm colours to the rustic, industrial-style design. The kitchen area continues the pared-back style with its sleek, charcoal-coloured

units and bright white Corian worktops. Here the patterned tiled floor creates separation and breaks up the flooring flow, which then transitions back to the warmth of exposed timber. At the end of the space, the drama of contemporary bi-fold doors provides views and links to the southwest-facing garden, where the timber decking creates an extended area for family life and entertaining.

On the first floor, a soft colour palette has been used in the three bedrooms to continue the bright, spacious theme and enhance the period features. A generous master bedroom and en suite have been created in the lost space to create a top floor, where light floods in from the dual-aspect windows and the bay window space is being utilised for a dedicated study/desk space. ☺





GARDEN ROOMS

With a growing demand for extra self-contained space to use as an office, work room, or just to have as a separate play area, if you have a garden the options are limitless. And compared to the cost of an extension or loft conversion, a garden room is relatively cost-effective, less disruptive and could add value to your home.







Thinking of building a garden room? Depending on what you want to use the space for, there are two legal requirements that you need to bear in mind.

PLANNING PERMISSION

The rules around obtaining planning permission are quite specific and will depend on how you want to use the space. You can add a single-storey garden building to a property so long as it is under 2.5 metres high and within two metres of the property boundary. You mustn't exceed 50% of the total land area around the house.

You can include a bathroom, kitchen and bedroom without planning permission, provided the space is just for personal use - for example, a yoga studio, office or occasional guest room. However, if you want to use a garden room as a self-contained living space or as an Airbnb or similar to generate extra income, you will need to apply for planning permission.

BUILDING REGULATIONS

These don't usually apply to garden rooms, so long as the structure isn't attached to your main home, no sleeping accommodation is included, and non-combustible materials are used in the build.

However, building regulations will apply if you plan to sleep in the space or use it as another bedroom. Also, any electricity supply or plumbing will require a qualified trades-person to install and test the system, as well as issue a certificate confirming that all relevant regulations have been met.

Some building companies will deal with planning and building regulations on your behalf. But if you're going it alone, it's best to contact your local council for advice on what you can and can't do.

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VICTORIAN CONVERSION

Property	Semi-detached
Bedrooms	4
Bathrooms	2
Guide Price	£775,000

The renovation and extension of this Victorian property has combined period character with modern style. Throughout the rooms and space have been thoughtfully decorated to make the most of the period features: smart coving, picture rails and cast-iron fireplace with Victorian tiles.

The highly desirable bay window of the main reception room has beautiful stained glass top lights, which are cleverly accentuated by the natural wood surround. The walls, painted a bold and restful dark aquamarine, create a striking contrast with the bright white ceiling, paintwork and colourful furnishings.









Through to the spacious open-plan kitchen/dining area and things shift up a gear. The generous skylight, bespoke fixed glass panel and bi-fold doors pull in lots of natural light to the bright, welcoming space. The sleek, modern kitchen with central island, wood-fronted units, and quartz worktop provide beautiful, practical solutions. Whilst the tiled floor and feature brick wall adds warmth and contrasting industrial style.

The first floor master bedroom has yet more Victorian character on display, and the smart, contemporary shower room with metro brick tiles, brass and black fittings brings everything up-to-date. ↻



32 - BURGLEY ROAD

INSPIRING VICTORIAN RENOVATION

Property	Semi-detached
Bedrooms	4
Bathrooms	2
Guide Price	£1,100,000

This stylish semi-detached family home is an inspiration in how to update a Victorian property. Throughout, the authentic period features have been carefully preserved and seamlessly fit alongside the contemporary design and styling.

The bright white and pale grey colour palette applied consistently, which sub-

tly links each room and creates a sense of calm and space. The colour scheme also provides a backdrop for stronger tones that have been introduced in the furniture and decorative furnishings.

Starting at the beginning, the vestibule entrance with original stained-glass windows and refurbished tiled floor, clearly identifies Victorian character and style. Continuing through to the main reception, the beautiful bay window with stained glass top lights confirm the period style. The plantation-style shutters, a very smart and practical addition, frame and enhance the beauty



of the window area. The stripped wooden floor and wood-burning stove with marble surround, are further modern installations that complement the period features.

Through to the hallway where super-contemporary, industrial-style Crittall door open through to the impressive open-plan kitchen/dining space. This room has been designed around the central island, big enough to include a breakfast bar and perfect for family life. The overall





pared-back style is maintained with the fitted, dove grey Shaker-style units and contrasting white quartz work surfaces with polished chrome fittings. The two large Velux windows and another Crittall door, fill the space with natural light and seamlessly connect the space with the landscaped rear garden.

On the first floor, the three double bedrooms and family bathroom continue the decorative theme and highlight the original features. The refurbished bathroom includes a luxurious roll-top bath, walk-in

shower and floor-to-ceiling tiling, and an exquisite bespoke, mosaic-tiled vanity.

On the top floor is a stunning, and surprisingly light, master suite with attractive exposed timber beams and a vaulted ceiling. Here, the light streams in from Velux and the row of windows that stretch across the width of the room. To complete the self-contained space, the modern en suite shower room features grey floor tiles and stone-coloured splash-backs to give a contrasting, sophisticated finish. 🏡

35
- BURGHEY RD

MICRO CEMENT

BY KLEIN MARTIN
turnstonebristol.com

Turnstone is a small independent business, established in Bristol in 2018.

We specialise in using micro cement and Venetian plaster to create finishes that mimic the look of natural stone, such as marble or travertine. Applied by hand using trowels and spatulas, micro cement can be used in bathrooms and wet-rooms or

used for floors, feature walls, kitchen worktops, tables and other furniture.

As well as a variety of colours to choose from, we have created a wide range of finishes that have evolved over time. From rugged textures to highly polished surfaces, and everything in between.

After several years in the building industry, I started working with Venetian plaster and micro cement. Having always been interested in art and design, I fell in love with the products and the process of creating unique, bespoke designs by hand. Turnstone was then born.

The first step of any project involves working with the client to create the particular design they want. It's a great pleasure to be able to work directly and creatively with clients, helping

them realise their vision for their home. I really enjoy being able to bring some of my own "art" into the world. Every job is different and the result of each project is always unique.

I've been lucky to have worked on projects all over Bristol and the South West, as well as some further afield across the UK and in France, and I am always looking forward to what the next project will bring.





MODERN & INDUSTRIAL STYLE

Property	Semi-detached
Bedrooms	3
Bathrooms	2
Guide Price	£550,000

This super-stylish warehouse conversion should be the talk of the town. Thoughtfully developed and well-designed, what lies behind the unassuming exterior is a surprisingly spacious three-bedroom home with a courtyard garden and a roof terrace.

The central hallway, designed for multi-purpose use and storage, features high-line windows, reclaimed oak flooring, and gives a hint of what's to come. The three bedrooms and lead off from the hallway, each been painted a different shade that creates a subtle link with the natural colours of the enclosed courtyard garden.

A soft green has been used in the main bedroom and en suite, which conceals a clever secret: the bath is under the verdant window seat.





The second bedroom, painted terracotta, includes a built-in wardrobe and alcove seating and the middle bedroom, painted yellow, is fitted with a ceiling skylight to solve the problem of there being enough light.

Back to the central hallway, the pale blue skirting of the whitewashed wooden staircase draws the line of vision up to the first floor to the open plan living, kitchen and dining area. This bright, airy space features ceiling skylights, glazed


doors, white walls, pendant lighting and eclectic furnishings, all working together to create a comfortable, open living area.

The kitchen's sleek Carrara marble worktop complements the rustic, reclaimed hardwood worktop and the dining area's built-in sideboard and shelving ingeniously becomes a large fold-out desk. The glass doors provide bags of light, and maybe best of all when the sun shines, connect the inside space seamlessly to the roof garden. ↻









CONSULT DESIGN BUILD

Gardens and outdoor living have seen a positive shift in focus over the last two years, especially in urban and suburban areas. Space is at a premium and maximising the potential and property value now goes beyond bricks and mortar. At Artisan, we strive to engage our clients with immersive, timeless and detail-focussed gardens adding value not just to well-being but to the property also. Our projects have received national awards for design, horticulture and landscaping - an approach we have built into our process and bring with us to all new clients.

0117 973 8519
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BEFORE & AFTER

10 St Helen Road By Emily Miles

This Edwardian terraced house is in the much sought-after Westbury Park area of Bristol and the moment I walked through the front door, I was struck by the charm and character of the property. The trouble was it was in desperate need of renovation and attention—the property hadn't changed hands for decades and there was a lot of work that needed to be done.

I loved the opportunity to restore it to its former glory whilst also bringing it into the 21st century. That said, I was keen to retain as many original features as practicable—from the marble fireplace to the stained glass borders of the inner door.





Blending the new and the old excites me, but it is always a fine balance. I was pleased with the end result. The modern Crittall doors that sit perfectly in the old house bring masses of light to the kitchen, as well as show off the well-set patio garden.

Upstairs, in the bathrooms, we used Mandarin stone tiles with a mixture of gun metal and matt black hardware, which I'm really pleased with. Coupled with the amber honed tiles in the master suite this works really well.





Renovating a house has its challenges. You never quite know what you'll find and the seemingly straightforward can end up frustratingly complex. The process can be unforgiving, but watching 10 St Helena evolve into a beautiful home once again, made it all worthwhile.



OLD & NEW

Property	Semi-detached
Bedrooms	5
Bathrooms	5
Guide Price	£ 950,000

This elegant Bath Stone town house is a treasure trove of architectural delights and period furnishings. The overall style and flair of mixing the old with the new are maintained throughout, from the welcoming entrance hallway to the private roof terrace.

Thoughtfully renovated across all four floors to an uncompromising standard, the pared-back simplicity shows off the beautiful period features that include all the big hitters: window shutters with panelled surround, balustrade stairway, original stripped back flooring, high ceilings with cornice detail and cast-iron fireplace surrounds – there is much to admire!

A central staircase links all four floors, and starting at the lower garden level, this versatile room spans the width of the house, and the glazed doors link to the orangery and calm garden space. Stairs then lead to a raised ground floor, where a Butler's pantry with a built-in dresser behind the staircase neatly connects to the spacious kitchen/dining room. The large sash windows with shutters flood the





space with natural light, and the sleek stainless steel units and geometric tiled wall contrast with the rustic floorboards. The contemporary addition of a kitchen island divides the two spaces, matched by the different light fittings: three bare pendulum bulbs over the kitchen and a decorative chandelier above the dining area. The sitting room also benefits from the same style of windows, traditional architectural features, and antique furnishings.

On the first floor are two double bedrooms and a bathroom. Here the stripped dark wood floorboards and light colour palette on the walls act as a backdrop to the carefully selected furnishings and contemporary injections of colour and decoration. This theme continues on the second floor with two further bedrooms and a bathroom, creating a cohesive, unifying, restful style.

Finally, up at the top, the roof terrace, accessed by a timber ladder stairway, leads up to a glazed canopy with doors that open onto a terrace with fantastic 360-degree views across Bristol. 🌅





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We specialise in big, bold and beautiful vintage and antique furniture and art for interiors. Our aim is to make spaces beautiful, using pieces that have a positive impact on our planet, whilst bringing lasting joy to the look and feel of the space. We have an ever-growing address book of the best antique dealers, furniture makers and artists in the UK, and our business is sustainable by virtue of the stock we use.

We work with clients to give their properties timeless style, ambiance and the appeal they deserve, whilst lowering their carbon footprint. Our services include styling consultations, sourcing service, home staging and interior decor packages.

If you have a project, large or small, that you'd like to discuss, we offer our new clients a free initial consultation and would love to hear from you.



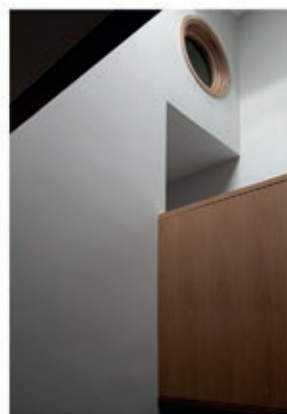
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CONTEMPORARY STYLE & PERIOD CHARACTER

Property	End of terrace
Bedrooms	3
Bathrooms	1
Guide Price	£650,000

This exceptional end of terrace house has been renovated to an exacting requirement that perfectly blends contemporary style with period character.

The wide bay window of the main reception is a focal point fitted with modern-day shutters and more traditional period features have been preserved and utilised: ceiling coving, stripped wood flooring and the chimney breast recesses include built-in cabinets. The central position of the log burner on a slate hearth heats the room alongside the contemporary vertical column radiators. The second reception room, which is being used as a workspace, has a continuation of the wood flooring which connects through to the kitchen.

The extension at the back of the property has created an impressive kitchen/living space styled with industrial elements and blend of modern and traditional. Exposed brickwork and steel beams sit alongside factory style pendant lighting and the navy blue units with brass fixtures and quartz worktop provide a contemporary contrast and the space ends with up-to-the-minute bi-fold doors to connect the inside space with the garden.

On the first floor, the master bedroom has dual aspect windows and more stripped wooden flooring and a traditional fireplace. The super-stylish bathroom with shower and free-standing bathtub features contrasting geometric tiled flooring and metro brick tiles. At the rear of the house one of the bedrooms has been transformed into a media suite and includes a mixing deck, sofa and cinema screen—staying in is the new going out! 🍷





CORK HOUSE

By Andrew & Ingrid Morris

Property	Semi-detached
Bedrooms	3
Bathrooms	2

We previously lived next door so understood that the clapped-out end of terrace house needed a lot of work. Even so, the Quantity Surveyor's estimate did seem a little high - how little we knew, but as they say, 'in for a penny, in for a pound.'

It quickly became clear to us that a half job would be a wasted opportunity. So, after receiving some uninspiring technical drawings and a recommendation from Matthew at Elephant, we engaged Alistair from Gambles Architects, which turned out to be the best decision we made. From the first meeting, he understood what we were trying to do and our sustainability priorities. Alistair's tenacity, attention to detail and willingness to collaborate with friends who run an environmental building company was pivotal in hatching our plan and the project's success.

The project involved lots of lime, cork, eBay searches and reclaimed parquet; a labour of love that required cleaning 4,500 bricks and removing bitumen. We also needed an equally willing builder who was prepared to put up with our rather unconventional approach.

We remained in the house during the build, decamping from one room to another, sleeping in rooms with no ceiling and living in just one room with no running water, which was fun (to begin with). The work was done in two phases over 18 months, and we also decided to redesign the garden and add a separate garage building for good measure. In the end, the Quantity Surveyor was spot on!

We are delighted with the result and have almost daily moments of gratitude for our new home. Also, it is not unusual for random passers-by to comment on our house, which is very gratifying. However, it is Alastair we must thank for that and elephant for being with us on our journey. ☺

"The project involved lots of lime, cork, eBay searches and reclaimed parquet"







One of the great elements about selling homes in the areas we cover, are the connections we form with clients, buyers and local people in general.

Ben moved with his family from London to St Andrews and bought their current home from elephant back in 2017. Since then, Ben has embarked on several projects locally and in the Capital, which we have taken an interest in and offered support and advice. In return, he's given us the exclusive opportunity to market and sell his latest renovations in Clifton, Royal Park (p59) and Victoria Square (p60)—both stunning examples that sold quickly. Ben, Alec and Matt catch-up from time to time to discuss the housing market and the wider

economy in general. Matt and Ben also have a common interest in development and commercial property, often sharing details of projects they are working on and sometimes even exchanging contractor contacts. We are extremely grateful for relationships like these, and we thank Ben for supporting our business over the years and we're looking forward to continuing working together in the future.



Ben Wills
Property Developer



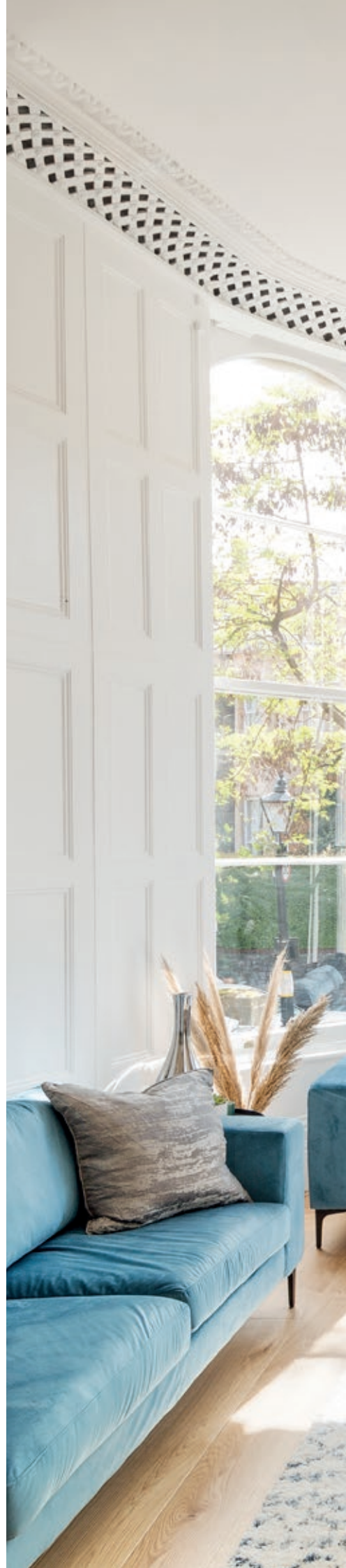
“
YOU CAN DESIGN
AND CREATE,
AND BUILD THE
MOST WONDERFUL
PLACE IN THE
WORLD, BUT IT
TAKES PEOPLE TO
MAKE THE DREAM
A REALITY
”

SPACE & LIGHT

Property	Apartment
Bedrooms	2
Bathrooms	1
Guide Price	£485,000

This recently renovated, two-bedroom 'Hall Floor' apartment showcases period splendour and charm. Occupying one floor and benefiting from high ceilings, bay-fronted windows, period features, generous space, views and a private balcony - all the boxes are ticked.

The floor-to-ceiling original sash windows, front and back, are the main attraction with light flooding the space and looking out to leafy, green views. The generously sized rooms, contemporary design and furnishings complement the very appealing period features.









The walls and ceiling have been painted white throughout, which adds to the feeling of space and height as well as showing off the attractive cornice detail and restored marble fireplace.

The main reception room has been cleverly divided to create separate kitchen, dining and living zones, with light oak flooring running throughout. The solid colour of the open-plan navy kitchen draws attention to that end of the room, where contrasting oak and granite worktops and brushed chrome fittings add a modern twist. ↻

A UNIQUE CONVERSION

Property	Apartment
Bedrooms	2
Bathrooms	2
Guide Price	£495,000

The Victorian façade of this elegant two-bedroom apartment hints at the splendour that awaits inside. Recently renovated, the end result balances period character, and there is buckets of it, with contemporary styling that brings the property bang up-to-date.

The impressive open-plan living space has engineered oak flooring throughout. The ornate detailing of the ceiling, which along with the walls, has been painted a fresh white, which creates light and a sense of space without distracting from the period features, styling and colourful furnishings.

The six beautiful, arched windows that run along the width of the room provide an elegant focal point and serve to break

up the different areas of the space, as well as providing plenty of light and views of the garden square opposite.

The kitchen area introduces another level of sophistication and style. The navy units fitted with solid oak worktops and central island with quartz worktop both help to create a separation between the living spaces.

The spacious living area features a simple cast iron fireplace surround, and the circular shape of the windows and square detailing on the ceiling have been subtly echoed in the furnishings and lighting throughout.

In the two bedrooms, the colour palette has been kept to a minimum with softer tones of grey and pink, and neutral carpets to add comfort and warmth. Rather than being repetitive you get to see more of the beautiful, traditional features, which is just what a property like this deserves. 🏡







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WE ARE ALL TRYING TO DO OUR BIT FOR THE ENVIRONMENT, BUT IS IT TIME TO GET AN ELECTRIC VEHICLE?

In February this year, the website nextgreencar.com reported that there were 420,000 pure-electric cars on UK roads and more than 780,000 plug-in models. They also predicted that sales in both areas would grow rapidly.

So, if you're ready to switch to an electric vehicle, the first thing to think about is an effective charging method. The main question to ask is whether you should install a charging point in your own home? And the answer is yes, but there are a few things to consider first:

Have you got access to off-road parking, such as a driveway or garage? You can plug an electric vehicle into a regular three-pin wall socket, but the charging time will be much longer - up to 35 hours. Instead, it's advisable to get a wall box charging unit installed.

Depending on how much power supply you need, the cost of a wall box can be between £450 and £1,200 to buy and

install. Smart chargers are also available with convenience and information storage options, all accessed via an app.

There is lots of information available and there are a few sources listed below. Something else to think about: with more people buying electric vehicles, installing an off-road charging unit now could increase the value of your home in the future.



Sources: evexperts.co.uk, greencar.com, autotrader.co.uk

Q & A

With Katharine & Quentin Alsop, Bishopston.

Q: When did you purchase your electric car?

A: In July 2015, we were early adopters, and it was an ex-demo model.

Q: What was your main reason for buying an electric car?

A: Reducing our environmental footprint. We're keen on saving the planet and having an allotment, keeping bees and chickens, and recycling, it seemed the right thing to do.

Q: What has the overall experience been like?

A: Excellent - we love it!

Q: How have you found the Bristol and national charging network and infrastructure?

A: We have only ever used a 3-pin plug to charge the car. There weren't many charging stations when we first got it, and though we have a rapid charge cable, our car is not compatible with ultra-rapid charging. The first year we had it, we went on holiday to North Devon, and there were no charging stations! However, we have a petrol back-up two-stroke engine, which helps with the range anxiety. Our battery has a relatively small range, 90 miles on a motorway on a hot day and 50 miles around town in the winter. We were told

the range would reduce as the battery aged, but it seems not to have done so. So far.

Q: What are the benefits of owning an electric car?

A: The driving experience is amazing. It is so quiet as well. It has opened up many conversations at work and home and is definitely better for city air quality. As a GP, I see many health consequences of our city's poor air quality (please turn your engine off when the car is stationary).

Q: Do you have a rough idea of the annual savings you have made running an Electric Car versus a fossil fuel car?

A: Cheaper fuel and no road tax are great, and due to VAT regulations, domestic electricity is still cheaper than that from a public charging point. But at this stage, none. However, if we get another car, it would still be an electric one.

TOP TIP

Make sure you have heated seats as they use less electricity than heating the air in the car



CINEMAWORKS

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CHARACTER & LIGHT

Property	Terrace
Bedrooms	3
Bathrooms	1
Guide Price	£485,000

This unique three-bedroom cottage with traditional front elevation, shouts character, but there's much more to discover behind the front door. The cottage has been thoughtfully renovated with light and space generously considered, at the same time as maintaining a consistent style throughout with the addition of natural wood furniture and furnishings.

The ground floor is all about the sleeping arrangements with three double bedrooms that run the length of the property. A bedroom at the front, one in the centre with a skylight to allow light to cascade downwards from the floor above, and a spacious master bedroom with en suite spanning the entire width of the property. Green is a theme here,

with the walls painted a different soft shade the bedrooms, which creates a light, natural freshness in each room.

So far, so modestly different. A stairway runs down to the lower ground floors and this is where the design surprises come. A mezzanine level intersects the double-height ceiling of the living room, providing separate and optional quiet zones. And double patio doors open onto a stunning flagstone patio that leads to the tranquil sanctuary of the garden.

On the next lower level, another strategically placed skylight pulls in the light to the impressive kitchen dining area. The stripped pine wood floors, traditional hand-built kitchen with a Belfast sink and space for a pantry, are all a timely reminder of the traditional theme. The spacious bathroom with shower is decorated with fired clay tiles, and another skylight floods the room with natural light. ↻



COMPANIES WE LOVE

OSKAR

0117 973 4777

OSKARFURNITURE.CO.UK

In Spring 2007, we opened our independent shop, Oskar Furniture on Whiteladies Road. Selling contemporary furniture and lighting for indoor or outdoor use, as well as accessories and gifts.

Our passion has always been for Scandinavian style and high quality, good design that is practical and timeless. We do love a bit of colour as well.

With this in mind, we have carefully selected our suppliers and are able to offer authentic, iconic design classics from Vitra, String Shelving, Fritz Hansen, Louis Poulsen, and the latest designs by Scandinavian and European brands, such as Hay, Muuto, Flos, Foscarini, Fatboy and Fermob.

We offer a personal service, listen to our customers and assist in finding clever lighting and furniture solutions.

It is important to us that our customers are happy with the items they choose and will love using them for many, many years to come.



-OSKAR

LIGHTING DESIGN

07526 301861

KATIEOLDERLIGHTINGDESIGN.COM

Lighting can often go unnoticed on a renovation or build project until it is too late. When the project is complete and the contractors have gone, that is often the time when people start to think about lighting.

We always encourage clients to think of lighting in terms of enhancing their sense of peace, motivation, and comfort. To make the best use of lighting in the home, things to think about include: the importance of layering; how you transition from room to room; how the room is used and activities, especially in multi-purpose spaces.



**KATIE
OLDER**
lighting design



WILD LEAF

0117 987 3740

WILDLEAFBRISTOL.CO.UK

Bristol's original plant store, Wild Leaf Plant & Design is a one-stop botanical centre. Over the past five years, we have proudly provided a stunning selection of indoor and outdoor plants, gardening essentials, home décor and gifts to residents of the city.

Like the thriving plants, Wild Leaf has continued to grow both in the retail and interior design sectors, collaborating with architects and interior designers. We've worked with many wonderful clients, introducing greenery to a wide variety of indoor settings and watched our plants make their way from our shop in Gloucester Road to a new home.

At Wild Leaf, we're always happy to help you choose your perfect green partner.

MEET THE TEAM

It starts with us caring about what we do. That is why we are one of Bristol's leading estate agencies. Experience the elephant way, contact us today.

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