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# LOOK BOOK

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FOURTH EDITION

By ELEPHANT ESTATE AGENTS

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A showcase  
of inspirational  
Bristol homes







**T**hank you for picking up this fourth instalment of elephant's annual look book. We're excited to once again showcase a selection of the stylish and creative homes that we have brought to market over the past year, together with some of the fantastic local businesses whom we're proud to call our neighbours.

The Covid19 lockdown period has and will be a time that we will never forget, and whilst it has delivered some new insights into how we can live in the future, or how various elements of our lives could change forever, I do feel that life will be much the same for most of us once we get back to our normal routine.

I write this piece sitting in bed with my eldest of our three children lying next to me fast asleep. Covid19 has caught many of us by surprise. As a family, we were in the process of finishing the renovation of our new home which has meant a prolonged stay at my parents with all of our belongings in storage.

Whilst there has been a lot of sadness, disruption, annoyance, fear and anxiety about this process, I still feel oddly excited about the positive changes and effects that will emerge. I've had a lot of time to think recently and one of the areas that has impacted on me personally is the thought of living with less and how our homes can follow this theme.

I have always preferred a de-cluttered, minimalist space and this seems to be coming to the fore in a number of ways in my world at present. My phone has also broken during the lockdown period so at the time of writing this, I can't go to work as normal, I can't see people, I can't talk on the phone and I don't have my own home that I can retreat to with all of my family's belongings.

I've decided that my future homes and projects will adopt this theme. Simple clean lines, a restrained palette of materials and colours and a more minimal approach throughout. One of my current tricks when decorating is to paint the ceilings and woodwork the same colour as the walls. For me this is a must as I prefer the look and it means I don't have to cut in.

Less stuff means less noise, less fuss, and a calmer and more tranquil space to occupy. Using alcoves and recesses to create bespoke built-in storage is another way to reduce the amount of furniture you have in a room. In my opinion, tricks like this allow you to better appreciate the bare bones of a building.

It's not that I don't appreciate knick-knacks, trinkets, excess furniture and a bit of clutter. Our homes reflect our own personalities and I can admire the inspiration behind all approaches. The de-cluttered look isn't the only formula for a peaceful and tranquil home and it isn't for everyone. Ironically some of the most memorable houses that we have marketed and sold have been the ones with lots of interesting items on show.

This recent period in our lives has meant we have all had to go without various things in our little world. The only refuge and sanctuary many of us have had is our homes. I miss not having my own space at present, but I look forward to finishing our home - and to enjoying future homes with less clutter, having realised I don't need all of that stuff.

**Enjoy this edition!**



Matthew Bailey  
Director



“Located on Princess Victoria Street in the heart of Clifton Village, our small but striking Scandi-style office offers a sleek contrast to the history and tradition of the nearby buildings”

You'll notice that this edition features several beautiful properties from our new Clifton office, which has just celebrated its second birthday.

We're extremely grateful for all the word-of-mouth recommendations that have helped us to forge a strong reputation and grow our business since we set up our original Gloucester Road base in 2011. Over the years, more and more of our buyers moving from Clifton, Redland and the surrounding areas began asking if we could help with the sale of their properties. Similarly, many of our sellers in Bishopston, Horfield, Montpelier, St Werburghs and Ashley Down were heading in the opposite direction and looking for assistance finding their next home. The opportunity to bridge the gap seemed obvious, and our second branch opened its doors in 2018.

Located on Princess Victoria Street in the heart of Clifton Village, our

small but striking Scandi-style office offers a sleek contrast to the history and tradition of the nearby buildings. We've very much enjoying life in our new home, and we're delighted to market properties across the diverse neighbourhoods that surround it.

Clifton itself is brimming with old-world elegance thanks to its spectacular Georgian architecture and leafy squares. Further down the hill you come to Clifton Wood and Hotwells, and beyond them the vibrant Waterfront – an area of the city that's constantly evolving, most recently thanks to the Wapping Wharf development with its array of independent shops and eateries.

Heading in the opposite direction, the atmosphere becomes calmer

as Clifton turns into BS9, where you find wide streets lined with imposing buildings, rows of pretty 1930s houses, and the vast green lung of the Downs.

Venture west and it's fascinating to see how abruptly the city ends as you cross the Avon Gorge. As you reach Abbots Leigh and Leigh Woods the landscape noticeably changes, and you're transported to an area of wilderness, woodland and tranquillity that feels a world away from the urban bustle just across the suspension bridge.

We're lucky to work in such an interesting and dynamic part of the city, and we look forward to helping even more people find their new Bristol homes!





**T**he last year has had a huge impact on many aspects of our lives, with the property market being no exception. Aside from the obvious - mask wearing, hand sanitising, protocol differences - the whole landscape looks a little different.

The first lockdown period in March 2020 quickly put the brakes on all but the most determined from buying and selling homes. While videos are a great additional marketing tool, they clearly don't replace the need for physical visits to make important property purchase decisions. So when property viewings resumed in May there was a surge in activity that took even the most optimistic predictions by surprise. Clearly there was a lot of pent-up supply and demand which was fuelled further by potential stamp duty savings. On top of these credible reasons, I believe there are other factors influencing this increased activity in the property market.

Like many people, I watched the recent BBC documentary 'A House Through Time' which features a Bristol property in Redcliffe. Historian David Olusoga tells the story of a house on Guinea Street and explores the lives of its inhabitants and owners over three centuries. It was an interesting window to show how changes in society over time, often shaped the fortunes of those living in it.

Without wanting to be too dramatic, it feels that we are currently living in one of those significant periods in history.

The lockdown restrictions have been an enforced time for many to slow their usual pace of life giving more time for thinking, reflection and

assessment. I have spoken to many people whose longer-term plans to move home and change lifestyle have accelerated rapidly as a result.

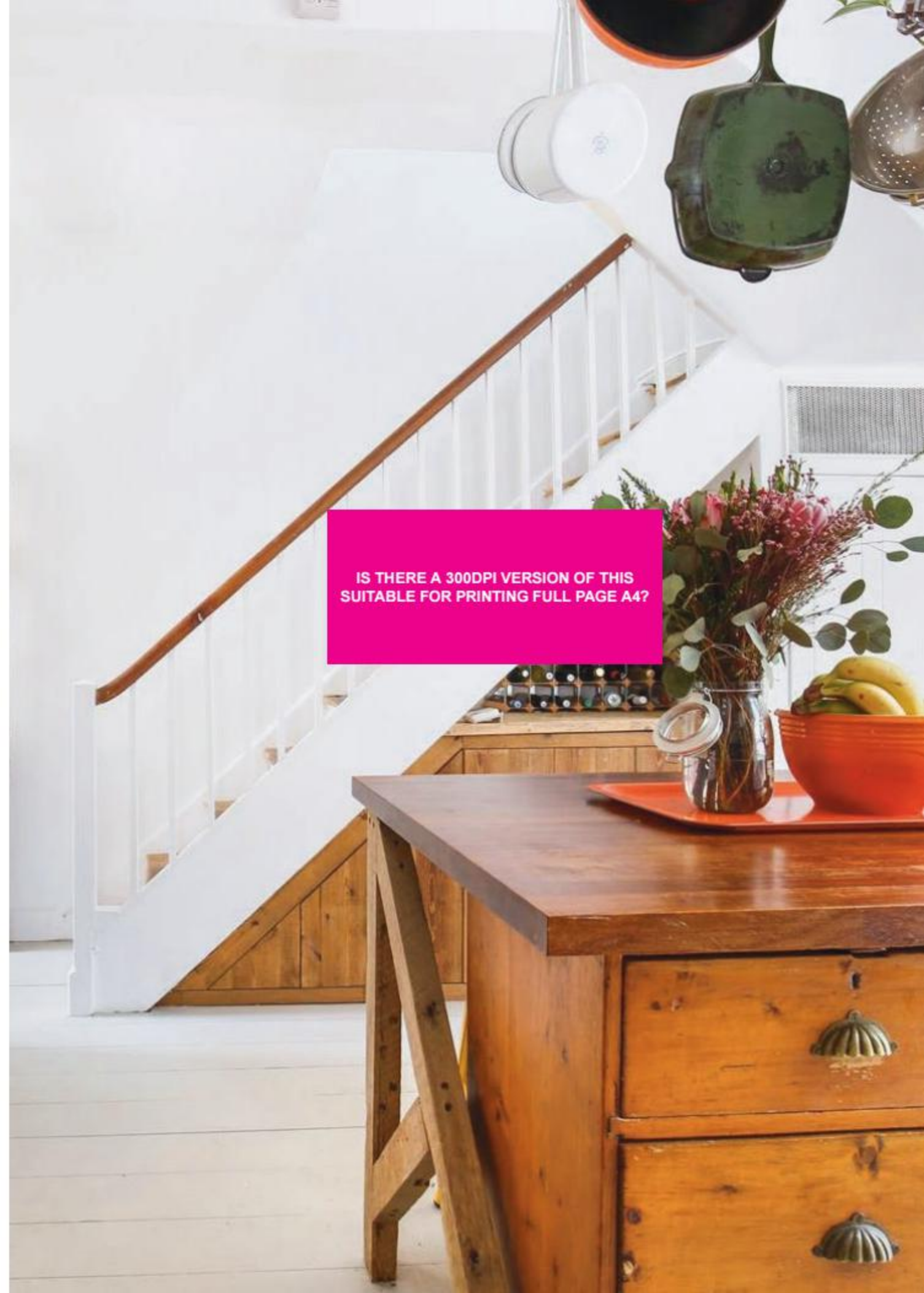
Many companies have also been re-evaluating how they use their physical environment; 10-20 year plans for staff and data migration away from expensive central workspaces have suddenly been brought forward in a matter of months. Much of Bristol's employment sector is well set-up for remote working with a core built around technology, engineering, media, financial and professional services. This period has been a useful experiment to demonstrate that many jobs can be performed equally well away from an office.

Embracing technology is at the heart of these changes but platforms like Zoom and Microsoft teams can't fully replace what we gain from physical connection. A side effect from this period is the challenge many have felt mentally from a lack of human contact. People have found opportunity to address this with an admirable rise in community spirit with streets all over Bristol coming together whether it being clapping for the NHS, singing Christmas carols, or just simply looking out for neighbours.

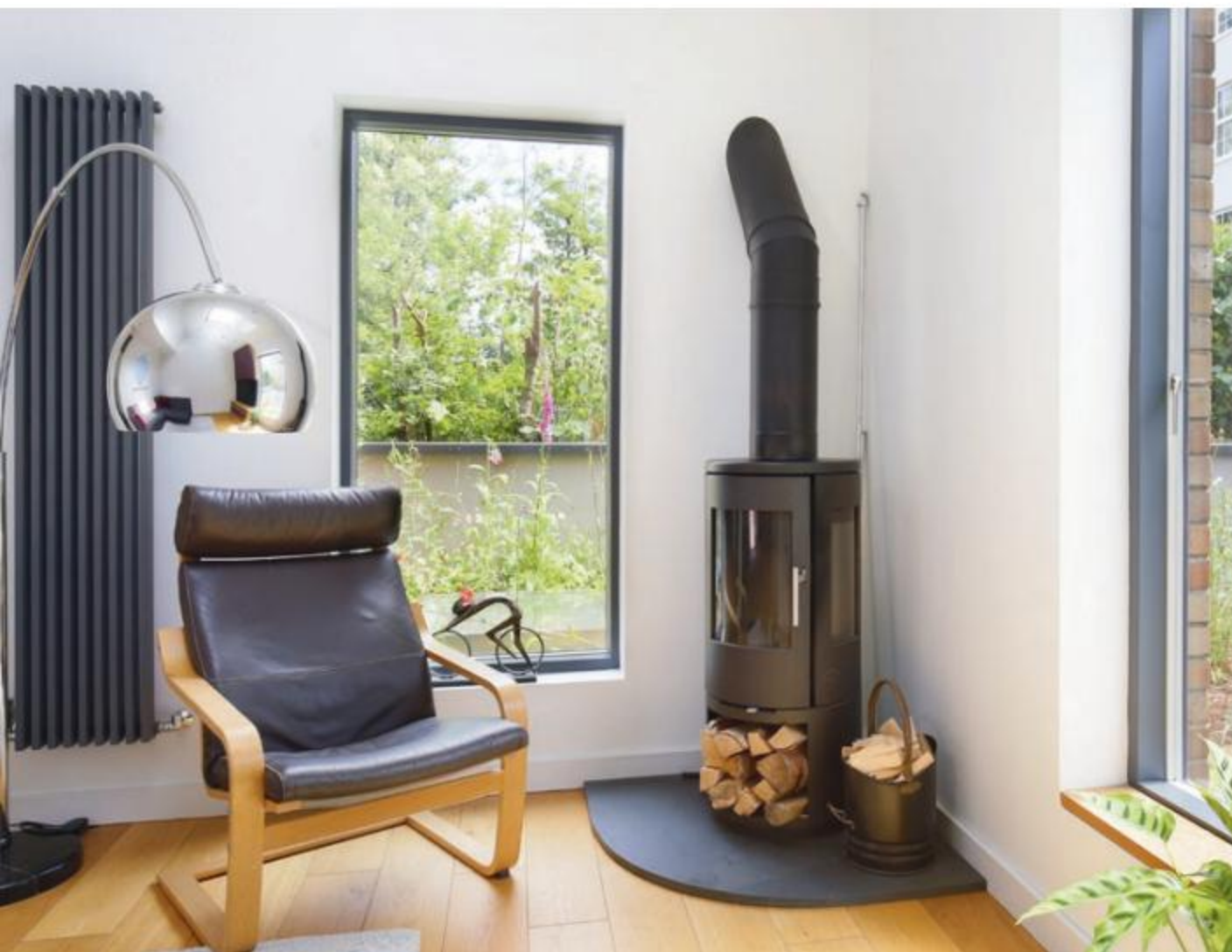
When considering all of these factors, the importance of our home is now stronger than ever. This disruptive and tough period seems to have propelled us into the future. More than ever we have the ability live where we want, but we also have to balance this with including our work lives and being part of a community. It's an interesting dynamic which gives us more flexibility, more things to consider and more reason to change.

Alec Jupp  
Director

IS THERE A 300DPI VERSION OF THIS  
SUITABLE FOR PRINTING FULL PAGE A4?







## A considered family home in Cotham

The former home of elephant director Matthew Bailey is a masterclass in considered design. Every aspect of this newly constructed three bedroom house has been conceived to suit the lifestyle and tastes of its occupants, from the understated stone and brick exterior, which blends seamlessly into its surroundings, to the bright and stylish living spaces within.

There's a wonderful play of light and colour throughout the interior, which alternates

airy, open areas painted in crisp white with cosier, more cocooning corners in shades of olive green and deep plum. Clever angles and changes in level draw the eye from one section to the next, neatly defining the different spaces without disrupting the flow of the house, and picture windows have been carefully positioned to provide intriguing glimpses of the greenery outside. There are also lots of contrasting textures, including sleek wood alongside poured concrete flooring, and gleaming copper pendant lamps by rough slate walls. ▶







The entrance hall and kitchen-diner on the ground floor are bathed in sunshine thanks to some ingenious architectural tricks. Internal windows and a glass-encased stairway 'borrow' light from the floor above, while rooflights create soft pools of illumination over the sink, island unit and table. Glossy white units also bounce light around the space, and they're offset beautifully by the stone splashbacks and warm timber worktops.



A similar approach has been taken in the master bedroom, where a glass partition brightens the ensuite bathroom and creates a striking feature out of its slate-clad walls and floor. In the second bedroom, positioned at the front of the house, a long window sits at a high level, ensuring plenty of light without affecting privacy.





The furniture and accessories only serve to enhance the clean lines of the architecture. Nothing is overdressed or overdone; instead, mid-century modern classics, well-chosen artwork and statement lighting are used to add interest and colour. There's plenty of built-in storage, too, allowing everyday clutter to be neatly hidden from view. ■



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# before & after

## A gently quirky family home in St Andrews

This semi-detached Victorian villa is filled with beautiful period features and natural light, but the previous décor – a jumble of mismatched pastels and fussy patterns – did little to enhance its charms. But no longer: the current owners have transformed it from top to bottom, creating a home that's stylish and gently quirky.

Throughout, understated wall shades are interspersed with pops of vibrant colour, adding character without detracting from the sense of space. The living room is painted in a deep teal blue, offset by white corning.

In the bedrooms, meanwhile, soft greys are enlivened by a lime-green sofa, colourful bedspreads and mementoes from past travels. There's also a playroom and study with an ingenious pegboard – a stylish and practical way to organise everyday items.

At the rear of the house, the once-dated kitchen-diner is now a bright, sociable space with gleaming white units and sleek worktops. The old fireplace has been turned into a cupboard complete with green tiles and glass doors, providing the perfect place for displaying a few treasured ceramics. Colourful artwork and contrasting wood panelling beneath the peninsula add further touches of fun.





A similar approach has been adopted in the two bathrooms, where wooden sink units and panelling contrast with swathes of white. Leafy plants and striking tile patterns – metro in one bathroom, hexagonal in the other – create additional interest in these otherwise-minimalist spaces.



## Clever storage solutions

Trying to find enough storage for all life's accoutrements often feels like a never-ending battle, but thinking outside the box could hold the key...

- If you have an empty hearth, do as the owners of this house did and transform it into a handy cupboard or shelving unit
- Or how about installing **bench seats with hidden storage** underneath? They work brilliantly in dining areas and hallways and can even be slotted into bay or dormer windows
- **Made-to-measure units** are often the best choice for awkward nooks such as alcoves and the voids beneath sloping ceilings, as they allow you to eke out every square centimetre of space. They may be a little more costly upfront but often give much better value in the long run
- **Beds provide lots of ways to add storage.** As well as classic divans with drawers, you can buy models with lift-up bases that reveal space beneath. Another option is a built-in headboard with shelves or hanging rails hidden behind
- Look at ways to **make your kitchen cupboards go further.** Pull-out racks can double the amount of room for pots, pans, plates and the like
- Finally, **be creative with shelving.** You can run it around corners, over doorframes and above furniture, creating an eye-catching feature as well as useful space ■



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Kitchen fronts in primed  
Bauwerk paint finish

A new breed of homeowner is designing and managing their own kitchen projects with the help of

# HUSK

Based in Montpellier, HUSK is run by partners Dave Young and Ross Norgate. Both are well practiced in bespoke cabinetry, having spent the last decade fitting out houses across the country under sister brand Young & Norgate. Their recent start-up supplies premium fronts for off-the-shelf kitchen cabinets at sensible prices.

"For a long time we have been trying to figure out how to offer a bespoke product for less," explains Dave. "Taking out the cabinetry, which the big players do so well, makes this possible."

The fronts are designed to integrate with IKEA and Howdens cabinets, and the doors and drawers come pre-drilled so that they can slot straight onto the hinge and runner locations. There's also a bespoke service for those with kitchens from other suppliers or those who require custom elements.

Design help is available for people who are not completely confident with undertaking the upfront work themselves. However, the team at HUSK strongly encourages customers to get involved in the process and the website supports this.

The kitchen in this Gloucester Road townhouse extension includes a hidden laundry space and makes the perfect family hub - a great example of a customer using HUSK fronts to take control of the design and put their own stamp on off-the-shelf cabinets.



"No one knows their daily rituals and individual tastes - or how the kitchen connects with the rest of the house - better than the homeowner. Working with IKEA and Howdens allows our customers to focus their budget on the visual aspects, giving them creative freedom over the design and individual elements."

Husk offer a range of fronts, from primed slab doors to high performing laminate on birch plywood. The laminate used is extremely low-maintenance, scratch-resistant and fingerprint-proof. Conveniently, a carefully selected range of high quality worktops, ironmongery, taps, sinks and appliances can also be ordered through HUSK, saving the hassle of dealing with multiple suppliers.





## A dash of glamour in a Redland flat

Occupying the ground floor of a converted Victorian house in Redland, this spacious flat is a wonderful example of how colour can be used to dictate mood and ambiance.

There's an air of 1930s decadence in the living room, whose inky blue walls and polished floorboards contrast with gleaming white woodwork and canary-yellow accents. Brass accessories, a marble-topped coffee table and a bar cart stocked with sparkling glassware add to the opulent feel, as do the large potted plants and beautifully restored fireplace. The resulting look is striking and sophisticated.

Muted colours and plush carpet create a calmer, cosier feeling in the two bedrooms, but they're no less glamorous thanks to mirrored furniture and glass pendant lights. The master bedroom mixes charcoal walls and an upholstered velvet headboard with splashes of pink, while the second bedroom has silvery-grey silks and a gilded floor-standing mirror.

The kitchen, meanwhile, is a contemporary affair with minimalist grey-fronted units and brushed-steel appliances. A dining and sitting area has been created in an extension at one end, with bifold doors connecting it to the garden beyond.







As for the bathroom, it's a spa-like space with an egg-shaped tub and floor-to-ceiling marble tiles. Hidden plumbing, wall-mounted taps and a frameless glass shower surround ensure a streamlined look, while a vanity unit with lots of drawers keeps the countertop free from all but the essentials. Elegant black fixtures enhance the overall sense of understated luxury. ■





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## A graceful Georgian abode in Clifton

The Georgian townhouses of Clifton lend themselves perfectly to elegant, airy interiors, as this stunning four-storey home demonstrates.

Original features have been carefully preserved throughout, from the smart grey front door and arched entranceway to the marble fireplaces and shuttered sash windows inside. Understated monochrome décor ensures they're shown off to maximum effect, although there

are occasional splashes of colour in the form of cushions, artwork, books and vases. In many rooms, bespoke cupboards and shelves have been added to alcoves, creating the storage needed for modern life without detracting from the timeless feel.

Echoing the 'upstairs-downstairs' division that would have once existed in a house like this, the basement kitchen and dining area is a cosier,

down-to-earth space with a flagstone floor and open log stack. Iconic side chairs created by renowned American designer Harry Bertoia in 1952 and still in production today add an eye-catching twist. ■



## A stunning townhouse overlooking Clifton Down

Although not yet fully occupied, this handsome Bath-stone house on the edge of Clifton Down is another fantastic example of a sensitive restoration – and a rare instance of a large Bristol abode that hasn't been divided into flats.

Much of the original layout remains, and colours throughout have been chosen to enhance rather than overwhelm the beautiful architecture. Walls are painted in soft white, understated taupe and muted green, while the woodwork and fireplaces have been highlighted in a spectrum of elegant greys. Where possible, the original floorboards have been revealed and repaired, and bench seats have been installed to make the most of the grand sash windows and lush green views.



The Georgian grandeur blends seamlessly with 21st-century luxuries, including a cinema room, an illuminated walk-in wardrobe and a games room. Perhaps most inspiring, though, are the bathrooms and kitchen, which pair modern touches with plenty of period character. Shaker-style units and freestanding roll-top tubs are offset by swathes of glass, white marble and metro tiling, and every little detail, from the door handles to the taps, has been carefully considered. ■



## Restoring period features

Reinstating and repairing original details not only enhances the character of your home, it can also add significant value. Whether you have a Georgian mansion, a Victorian terrace or a 1930s semi, here are a few useful tips.

- Before you do anything, **check whether the property is listed** or part of a conservation area, and if so what restrictions and regulations apply
- **Do your research.** Finding out when your home was built and learning a bit about the architectural style of the day will pay dividends
- **Look for hidden features** that could be uncovered for little cost – for example bricked-up hearths, floorboards buried under carpet or period doors covered with 1970s panelling
- **Try to use the same materials** that would have been employed originally. If that isn't possible, look for modern equivalents that mix similar qualities with improved performance
- If you need to replace any features that have been ripped out or are beyond repair, **take time to find something of the right age and style.** An ornate Victorian fireplace won't look authentic in a sleek Art Deco villa
- Always **ask for professional advice if you're unsure.** Attempting to repair something without the right tools or expertise can do more harm than good
- Finally, **don't aim for perfection.** Patina and signs of wear and tear are a big part of what gives period properties their appeal



# before & after

## A colourful transformation in Horfield

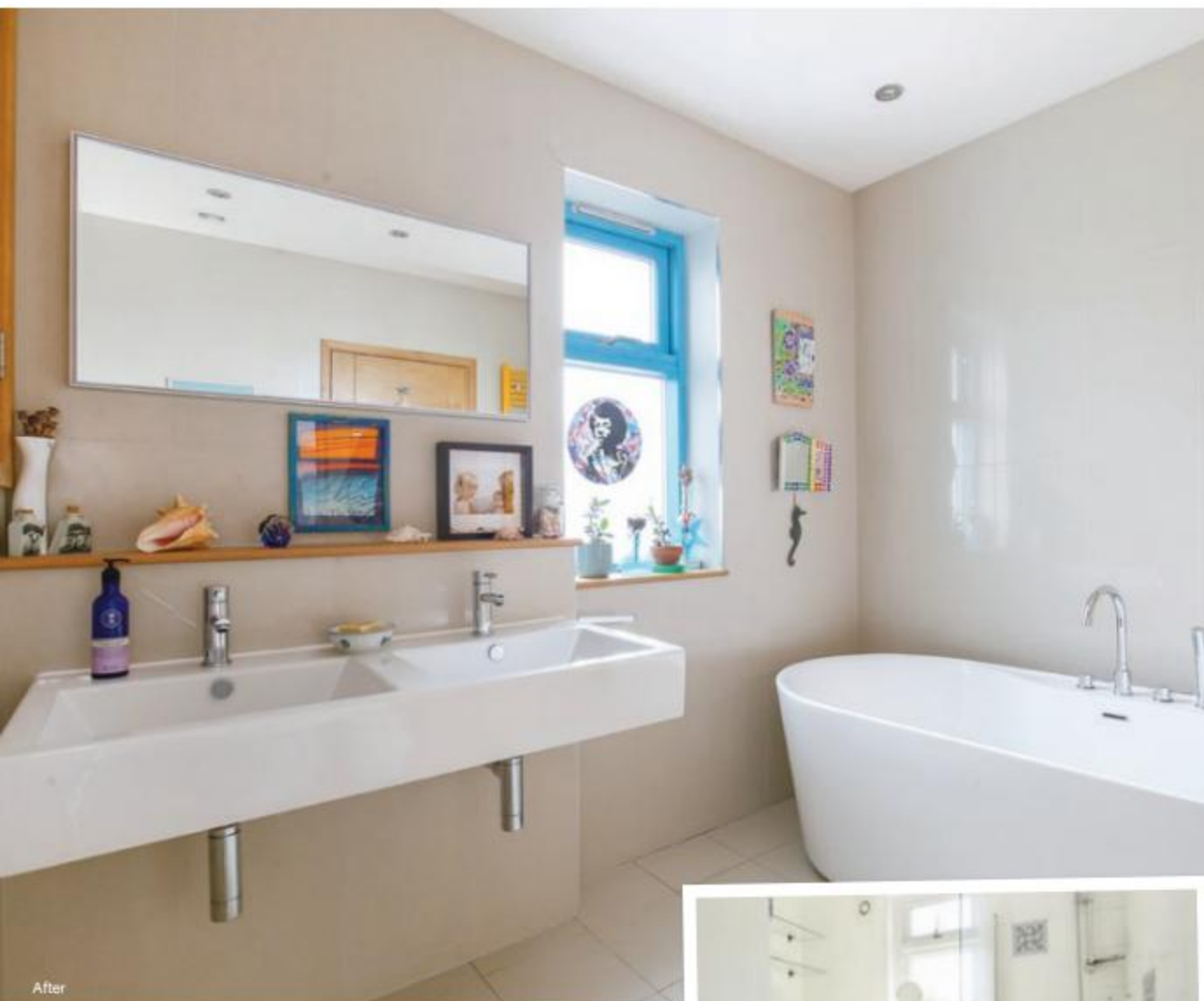
The spacious proportions and large windows of 1930s houses are ripe for contemporary makeovers, as this newly renovated Horfield home demonstrates.

The transformation is clear from the front, where the pebble-dash façade has been covered with smart white render and contemporary grey windows installed in place of the old UPVC. A sleek turquoise front door adds an eye-catching twist.

Once inside the window frames turn blue and canary-yellow, setting the tone for a scheme that's bright, airy and packed with personality. The walls throughout are white, but every room bursts with colour thanks to vibrant paintings, patterned blinds and cushions in every shade of the rainbow. Even the bathroom – once a dated avocado affair, now a timeless white and beige sanctuary – is enlivened with mosaic artwork and glass decorations.







After

On the ground floor, the wall between the sitting room and kitchen has been knocked down, creating an open-plan living space that's flooded with natural light. Vintage wooden furniture sits alongside glossy grey and white units, and the brickwork around the fireplace has been exposed to add texture and warmth. Yellow and blue upholstery, lighting and accessories echo the architectural features and help tie the whole scheme together, whilst a mix of bespoke and shop-bought shelving provides lots of scope for creative displays. Perhaps most imaginative, though, are the composite worktops, which contain tiny specks of colour – a highly unusual yet very stylish feature. ■



Before



After





## A calm and cosy Bishopston terrace

There's a wonderfully homely feel about this three-bedroom Victorian house in Bishopston, which is decorated in an array of soothing neutrals.

The downstairs living rooms are painted in an elegant mid grey. It's a colour that could look cold, but the warm undertones of the shade used here ensure both spaces are relaxed and inviting. Snuggly sheepskins, woollen blankets and a fluffy Berber-style rug add further cosiness, as do the honeyed tones of the wooden furniture, polished

floorboards and stripped pine doors. Leafy plants enliven things further, and in the rear of the two rooms the grey is paired with dashes of mustard yellow – a classic and very uplifting combination.

Grey is also used in the kitchen, where smart Shaker-style units sit atop a flagstone floor. Rooflights and white walls counteract the darker tones, bathing the room in sunshine and creating a bright, breezy atmosphere. The dining area occupies an extension built over the side return, ▶





with a clever bench seat to maximise space. The original window has been left in place, forming a quirky feature and allowing natural light to filter through into the rest of the house.

There's a subtle shift in feel upstairs, where soft beige adorns the walls. It's the perfect choice for spaces aimed at rest and relaxation, and it works brilliantly with the white bedsteads in the bedrooms and the tongue-and-groove panelling in the bathroom. Grey throws, cushions and towels finish things off beautifully and form a subtle thread of continuity with the ground-floor scheme. ■





## A sophisticated mix of blues and greys in Bishopston

This beautiful Bishopston home shows how Victorian grandeur and contemporary additions can be neatly integrated with each other – and here, it's largely down to a very clever use of colour. The star of the house is the open-plan kitchen-diner – an airy, multifunctional space occupying a purpose-built extension at the rear. Soft blue-greys appear in the Shaker-style units, splashback and sofa, but they're

paired with bright orange bar stools and warming checks. A mix of mid-century furniture, more contemporary pieces and wall hangings created from antique rugs adds to the eclectic yet timeless feel.

The living room is elegant and refined thanks to its inky-blue walls, which provide the perfect backdrop for a rich leather sofa, brass accessories and splashes





of mustard yellow. Bespoke cupboards and shelving provide lots of handy storage and have been painted in the same shade, enabling the fireplace to take centre stage – although their brass cross-grill doors make an eye-catching detail. A paler grey-blue is used above the dado rail, emphasising the room's high ceilings and preserving a sense of light and space.

The family bathroom is a darker, more cocooning affair, with navy-blue walls to offset the sleek white suite and patterned floor.







## A vintage haven in Cotham

A passion for vintage furniture and upcycling is evident throughout this stunning two-bedroom flat. There are distressed metal chairs, repurposed cabinets from pubs and offices, and elegant wooden chests with beautifully rich patinas. In the bedrooms, bedheads and armchairs have been rescued and reupholstered, sometimes leaving sections of the inner structure exposed to reveal the craftsmanship within. Even the accessories are largely second-hand, with antique brass

candleholders, glass decanters and old musical instruments dotted here and there.

Pale walls provide the perfect canvas for showing off the various finds, as well as ensuring that the flat feels airy and spacious despite its compact size. Large floor-standing mirrors and breezy semi-sheer curtains are also used to maximise natural light, as are the white-painted floorboards in some of the rooms. ▶







The various woods and metals are softened by lots of snuggly textures, including vintage rugs underfoot, woollen blankets on the sofa and beds, and sheepskins and reindeer hides draped over chairs. Carefully chosen splashes of red, yellow and blush pink add further warmth.





In the kitchen, salvaged pieces are paired with taupe-coloured units, white metro tiles and marble worktops. A long open shelf is used instead of wall-hung cabinets, making the galley-style space feel larger than it is and providing a means to display treasured finds. It's the same story in the bathroom, where sleek marble tiles, a blush-pink wall and contemporary white sanitaryware create a luxurious feel in what is actually a very narrow room.

All in all, it's a stylish, quirky and very inviting home – and the antithesis of off-the-shelf, mass-produced design. ■



## A few tips for upcycling

Upcycling is a fun, cost-effective and environmentally friendly way to furnish your home – and you'll end up with unique pieces that no-one else has. Here are some handy hints.

- **Charity shops, reclamation yards and car-boot sales** are great places to pick up things to upcycle. It's also worth keeping an eye on Freecycle, Gumtree and second-hand websites such as Preloved and eBay
  - **Be imaginative** and look for an object's hidden potential. Ladders can be used as shelving, crates as nightstands and coal scuttles as plant pots
  - **Small changes** can yield big results. Adding new drawer handles or dyeing a cushion pad can transform old pieces for very little cost and effort
  - **Don't be afraid to experiment** with colours and finishes. If you're not sure where to start,
- Pinterest is brimming with ideas
- **Chalk paint** is ideal for upcycling as it can be applied to almost any surface. It's also perfect if you want to try decorative techniques such as decoupage or stencilling, and there are plenty of tutorials online
  - **Remember you can take things away as well as adding.** Distressing wood, sanding away old varnish or removing a bit of upholstery to reveal the frame beneath can produce beautiful effects
  - If you salvage old lighting, always **get a qualified electrician to check it over** and do any rewiring needed



# before & after

## A striking small-space makeover in St Andrews

This bright St Andrews flat has gone from dated to delightful thanks a few simple but very effective changes.

The biggest transformation is the kitchen, which has been moved from one end of the living space to the other to make way for a fireplace, replacing a long-lost and much-valued period feature. The bland white units have been swapped for eye-catching deep green doors, offset by wooden worktops and sparkling brass handles. Floating shelves provide additional storage without the need for imposing wall cabinets that might dominate the room.

Instead of a half-height wall, the kitchen is now divided from the living area by an open shelving unit and a change in flooring from wooden boards to seagrass carpet. This breaks up the large space and provides some separation between the various zones, while maintaining the airy feel. ▶





After



After



Before



Before

There have been modifications elsewhere in the flat, as well. The two bedrooms have been turned into soothing white-painted sanctuaries, each with open shelves providing a focal point above the bed. Gone too are the 1970s veneer doors and ugly white radiators, and in their place are stripped pine doors and smart column radiators that are much more in keeping with the building's age and style. As for the furniture, it's an eclectic yet elegant mix of vintage, mid-century modern and contemporary, with house plants and rattan accessories adding the perfect finishing touches. ■



Sam Jackson Owner and estate agent at elephant





## A bright and breezy basement flat in Cotham

Basement flats are so often gloomy and unenticing, but not this one. White is used on the walls and ceilings, bouncing light from the sash windows into darker corners, and there's a cosy, cottage-like feel throughout.

The hub of the home is the open-plan kitchen and living room, where flagstone floors, white metro tiles and sparkling white worktops enhance the sense of airiness. The petrol-blue Shaker units are offset brilliantly by simple oak furniture, glass

lamps and brass fixtures and fittings, and the hearth has been put to good use as the focal point for an inviting sitting area.

The bedrooms are more cocooning thanks to their tongue-and-groove panelling and soft carpet, and they're far from dingy despite the small windows. One has a dash of 1930s' flair with a vintage wooden dresser and moss-green scalloped bedhead; the other is country-chic in style, with a checked blanket, folding bedside tables and pretty ceramic lamps.







Even the garden has been carefully designed to enhance the interior space, with white-rendered walls that direct further light towards the kitchen windows. The honey-hued paving is the perfect finishing touch, blending seamlessly with the building's smart Bath stone exterior.





## An arty apartment in a converted Redland villa

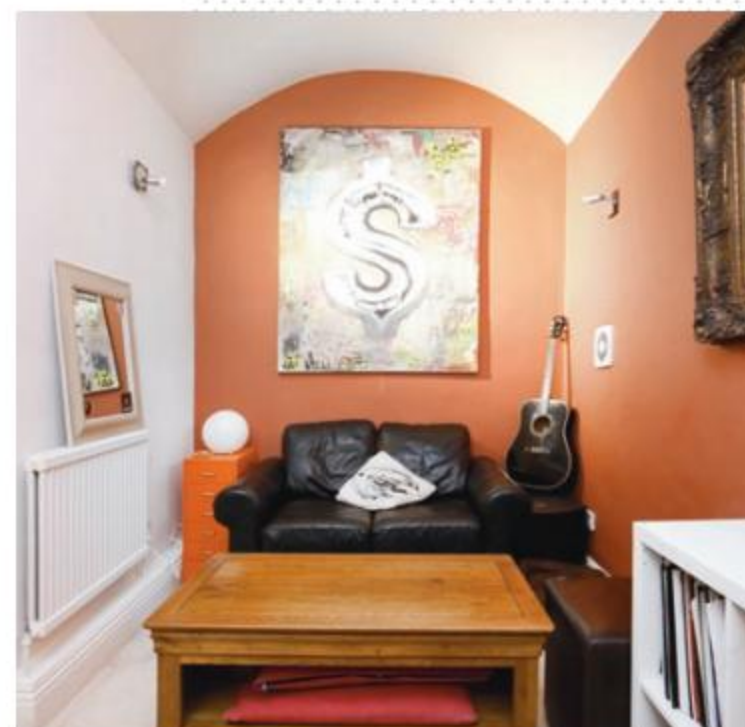
Sage green and scarlet red aren't the most obvious pairing but they look fantastic in the main living areas of this airy flat, which sits in a Grade II-listed building by the leafy expanse of Durdham Downs.

The bold colours work so well here because they're confined to woodwork, accessories and the odd section of wall, with swathes of white to break things up.

Red velvet curtains frame the tall arched windows and emphasise the soaring ceilings, whilst architectural ledges and awkward nooks are used to display a wonderful collection of vintage curios. Brass picture frames, antique wooden furniture, patterned rugs and lots of houseplants round off the elegant and gently bohemian look.







Other areas of the home are just as eye-catching thanks to sky blue and sun-baked terracotta walls, while the kitchen is a striking yet sophisticated combination of glossy black and apple green. There are quirky features at every turn, too, including decorative iron brackets in the top corners of doorways and a spiral staircase leading down to bedrooms in a vaulted basement. The dining area even doubles as a games room thanks to an ingenious table, whose top lifts off to reveal a pool table hidden beneath. 🍷





# GETTING YOUR HOME MARKET READY



## The heart of the home

The kitchen is the most valuable room in any property, so allocate as much of your 'getting ready' budget as you can to it. Upgrading worktops, tiles or floors can significantly increase appeal.



## Focus on walls and floors

Large surface areas make the biggest impact, so ensure they're clean and stain-free. A fresh lick of paint, a carpet clean or even a replacement floor could be a wise investment.



## Fix any obvious issues

Buyers will instantly spot things such as damp patches, broken fittings and cracked tiles, so get them sorted.



## Light and bright

Replace bulbs, put up mirrors and clean the glass – this gives buyers an uplifting feeling!



## Tidy the garden

It doesn't need to look like the Chelsea flower show but don't forget about this important area.

## Warm homes are welcoming

The weather may be in your favour, but if it isn't make sure you put the heating on and light fires if possible.



## Declutter but don't de-personalise

Buyers want to be able to actually see the rooms in your house but don't lose that sense of home.



## Make it pretty

Add plants, flowers, window dressings, pictures and cushions. A home which is easy on the eye always sells more quickly.

## Smell

Don't forget this important sense! A home which smells of bins or worse can be really off-putting. Homes which smell good are alluring, so introduce classic aromas such as fresh bread or coffee.







## A word from our Bishopston office

For any business to succeed it must have the ability to evolve, inspire and develop, but most importantly it must be able to retain its employees. All too often this crucial asset is overlooked – but not here at elephant.

My elephant journey began in January 2016 after a chance meeting with Matthew and Alec. Before that I had spent most of my working life managing and developing sales teams for luxury brands in the retail sector. I won't bore you with my career history, but I want to let you know how proud and privileged I feel to lead a small group of amazingly talented people, all of whom work tirelessly to create everything that is elephant.

One of the many reasons why I opted to change my career path was Matthew and Alec's ethos. They're committed to building a team of individuals with different skillsets and varied backgrounds who all share the same goal: delivering an excellent level of service to everyone we

meet. In addition, I had always liked the idea of moving away from a more corporate set-up and joining an independent business with strong ties to the local community. I felt that by working closely with the owners themselves, I could have a far greater impact on the business and play a bigger part in its overall success.

I currently manage a team of six in the Bishopston office and I can honestly say that I enjoy every minute. The environment is friendly and we work closely with each other, sharing our knowledge and expertise. Everyone is actively encouraged to contribute ideas, offer solutions and take ownership of the continued growth of the business, and I strongly believe that this forms the foundations of elephant's success.

The emphasis on teamwork really does translate into everything we do. Roles are measured around individual performance and rewarded as such, but bonuses are shared equally. This ensures that our focus remains on achieving the overall objective, and that every team member has a genuine interest in working together.

Nick Durbin, Bishopston Branch Manager



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