

# LOOK BOOK

SIXTH EDITION

By ELEPHANT ESTATE AGENTS



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At elephant, we set out to create an estate agency experience that we would want ourselves, taking care over the details and the people behind every move. It's this approach that has shaped elephant into one of Bristol's leading estate agents.

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### SAY HELLO

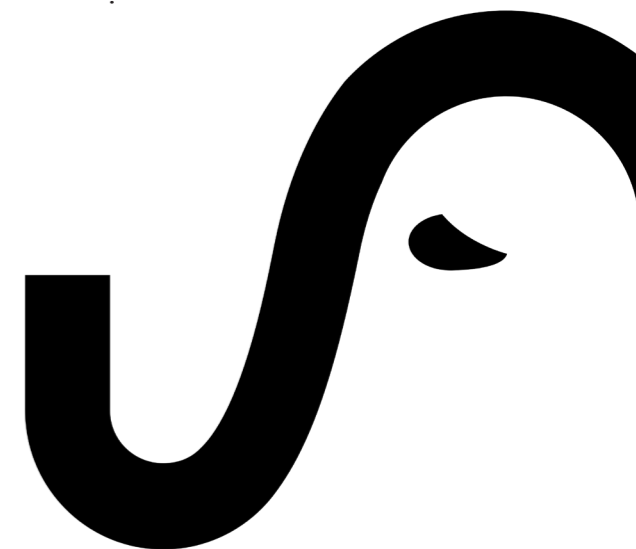
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# THE SIXTH EDITION OF THE ELEPHANT LOOK BOOK

**By Matthew Bailey, Director**

Welcome to Look Book 6.

It's always exciting to put together a new Look Book, it's one of the elements of our business that I really enjoy. This year it has been a real pleasure to collaborate with Emily who looks after the marketing at Elephant. It's a really enjoyable process bouncing ideas off each other and other members in the team thinking of ways to improve this latest edition from past versions.

For my introduction I wanted to touch on the value and significance of a space, a building, the materials used and the inter-connecting land that connects our homes and the city in general.

I feel very strongly about how a building or our homes can affect how we feel on a day-to-day basis. For me this is a very significant thing and something that I like to discuss with people when they are looking to buy or consider a new home. In another life I would definitely want to be an architect.

Some of us are moved by period property, some by more modern contemporary buildings. Some buildings just make you smile. Whenever I drive past a particular church on Pembroke Road in Clifton it lifts me. I love post war, modern and brutalist buildings and I can't help admire this building every time I pass it.

Once inside a home/building the internal finishes will also have a bearing on how we feel when we are in a space. The choice of materials used make a huge difference how you feel when you enter, whether it's a polished concrete floor, detailed period architraves, or large sections of glass. All of these elements are very important and ultimately have a bearing on the value of a home.

External spaces are also very important. Walking around Bristol there seem to be a number of pedestrianised areas that are

popping up which I personally love. These clear open spaces with seating and greenery installed, seem to calm the busy street scene and I think in moderation they offer a crucial contrast to roads and traffic. And when looked after and maintained they offer significant value to us all.

Bristol seems to be moving into a very progressive and exciting space and it's very inspiring to see people taking pride in not only our personal spaces at home, but the external spaces in our neighbourhood and wider community.



**By Alec Jupp, Director**

The Value of Human Connection in an AI World.

The current technological revolution is reshaping everything from the way we work, live and interact with the world around us. The pace of change is dramatic – self driving cars, humanoid robots, holographic communications, once the preserve of sci fi movies are now real and will soon be part of everyday life.

These advances are daunting to some, exciting to others – they also raise an important question: where does the human element fit in?

At elephant, we embrace the latest technology but recognise more than ever the importance of people. We don't sell buildings, we sell homes –

it's not a data driven exercise, it's a personal process. Homes hold memories and emotions and moving often comes alongside other life events and aspirations that no algorithm can truly understand. That's why, even as technology becomes more sophisticated, we're doubling down on what makes us different: genuine human connection.

AI can help us work smarter but it can't replace empathy, intuition or understanding the subtext – all crucial when offering the right advice or reassurance. It won't notice the nervous pause in someone's voice or the excitement in their eyes when they talk about their next chapter. Those moments matter – and they shape how we guide people through one of life's biggest decisions.

For us, the future isn't about choosing between tech and touch, it's about blending both. We'll use smart tools to make the process more efficient but will never lose sight of the importance of building relationships, trust and understanding. In an increasingly automated world, listening well and caring deeply aren't just luxuries – they're essential.



## A UNIQUE, AWARD WINNING HOME

|             |            |
|-------------|------------|
| Property    | Detached   |
| Bedrooms    | 4          |
| Bathrooms   | 3          |
| Guide Price | £1,200,000 |

This RIBA award-winning, detached family home stands out as a striking example of how thoughtful design can transform the everyday. Once a standard 1960s house, it has been reimaged into a contemporary family home that celebrates light, space and craftsmanship.

Everything starts with the bold exterior of Staffordshire blue brick and matching tiling, immediately signalling a building of distinction. However, behind this robust, utilitarian façade lies a softer, tactile interior where every corner has been carefully considered for modern family life.

Step through the front door into a useful utility/boot room area with built-in storage, sink and space for laundry appliances. A door then leads through to a small workshop next to the foot of a dramatic, timber staircase with clever pull-out storage beneath. This impressive piece of

carpentry, constructed from planed ash and ash-veneered birch, forms the central core of the house, curving and turning to link all four storeys.

On the first floor, the study includes a floating corner desk and shelving, and then it's through to the light, open kitchen/dining space. Here, the granite-topped island anchors the room and is surrounded by dark built-in cupboards with brass detailing. The white composite worktop completes the functionality with integrated appliances hidden away from view. From the kitchen, it's through to the dual aspect living room where a glass door leads down to a concealed south-facing terrace. Ideal as a separate outdoor room and perfect for entertaining or quiet evenings.

The staircase leads up to the second floor with three bedrooms and the family bathroom. The principal bedroom, painted a restful inky blue, has a vaulted ceiling with picture window that bathes the room with light. The stylish en suite shower room provides sanctuary and is all about luxury with its rich-veined marble wall and floor tiles. By contrast, the adjacent family

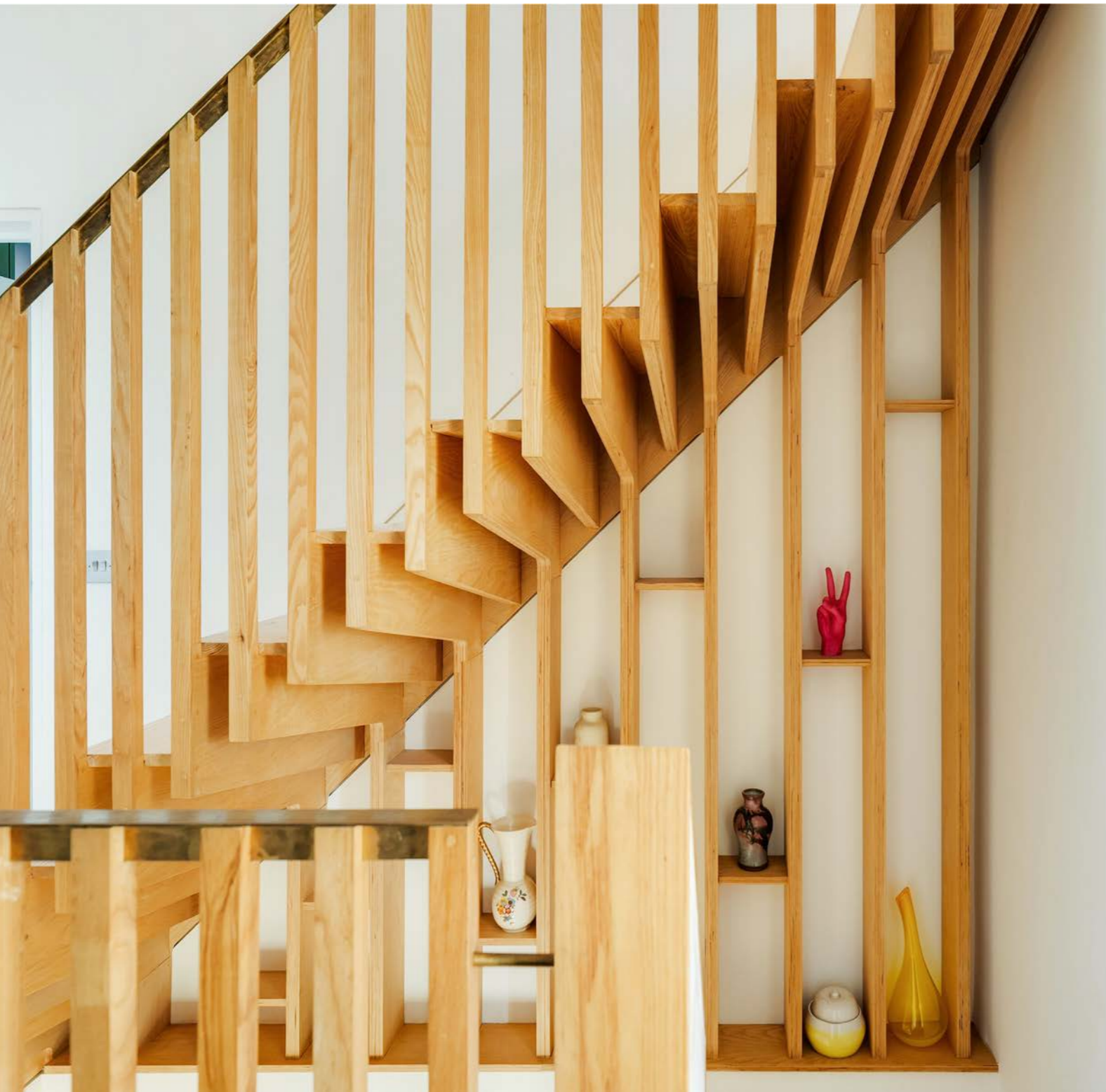
bathroom has an industrial aesthetic where the concrete grey wall tiles are softened by the pastel pink floor tiles and mirrored cabinets.

On the top floor, the galleried half-landing and internal window, introduces light to the area and principal bedroom. Here, the final ascent leads to a generous fourth bedroom tucked beneath the roof pitch and comes complete with

Velux windows and en suite with a freestanding bath.

The beautifully landscaped garden has been designed for all occasions with patio seating, a children's play area and a sunny greenhouse corner.

Executed with precision and clarity, this one-of-a-kind house unites robust architectural form with moments of intimacy, to create a remarkable and modern family home.





## AN INSPIRING MID-CENTURY RENOVATION

|             |          |
|-------------|----------|
| Property    | Terraced |
| Bedrooms    | 3        |
| Bathrooms   | 2        |
| Guide Price | £950,000 |

This two-storey, beautifully extended property has had an inspirational upgrade. Set back from the road, the updated façade of Frake Noir heat-treated timber cladding immediately presents a theme of clean, modern, environmentally aware design and modern style.

The hallway announces the sleek, minimal tone and leads through to the heart of the home; an open plan kitchen/dining space. Defined by a palette of rich textures and clean lines. The micro-cement finish, as well as making a statement, brings warmth and depth alongside the striking three-metre toughened glass skylight that floods the area with bright natural light.

The sleek, modern aesthetic creates a feeling of spaciousness alongside defined areas of functionality: smart

walnut cabinets provide essential storage as well as a backdrop against the white tiling and flooring, and the bespoke pantry cupboard, where premium appliances have been hidden away, maintains the stream-lined finish. Bi-fold doors stretch across the length of the space, creating a seamless connection to the garden and additional space to entertain, relax or just to enjoy the flowers, trees and views.

Sound and noise have been considered throughout to create an atmosphere of calm and comfort. Acoustic wood panelling over rubber tiles line the party



wall on both levels, and upstairs the Cloud 9 underlay added to the stairway reduces any noise impact.

The first-floor living room is a stand-out feature of this home. Contemporary panelling, statement radiators and wood flooring create a relaxing, comfortable space with plenty of room for sofas and armchairs. Behind a glazed door is a flexible study/bedroom space and bathroom. The final, defining touch are bi-fold doors, which not only let in plenty of natural light, but also open onto a spacious balcony overlooking the leafy garden.

On the second floor, the principal bedroom benefits from a dramatic, full-width window with a black, electric blind, engineered wood flooring with acoustic underlay, and finished off with sleek built-in wardrobes.

This smart, considered style continues in the second bedroom, which has lots of natural light and an open aspect. The family bathroom features a blend of simplicity and function in the white tiling across the floor and walls - a stylish contrast to the darker detail and furnishings.

Then its onwards and upwards through a loft hatch on the second floor landing (via a built-in folding ladder) to the fully boarded loft space and further storage.

This thoughtfully re-imagined home comes with a high level of attention to detail, resulting in a refined, peaceful home in the heart of the city.



# BEFORE & AFTER OUTDOOR LIVING

Redesigning your garden can be one of the most rewarding ways to transform your home. It can be so much more than just adding new plants or furniture, it's an opportunity to rethink flow, texture, light and function, to create a space that reflects your lifestyle and complements your home's architecture.

As with a home's interior and living spaces, a garden re-design needs to balance aesthetics with practical needs. Perhaps you want a peaceful retreat to escape to, a family-friendly space for entertaining or a lush

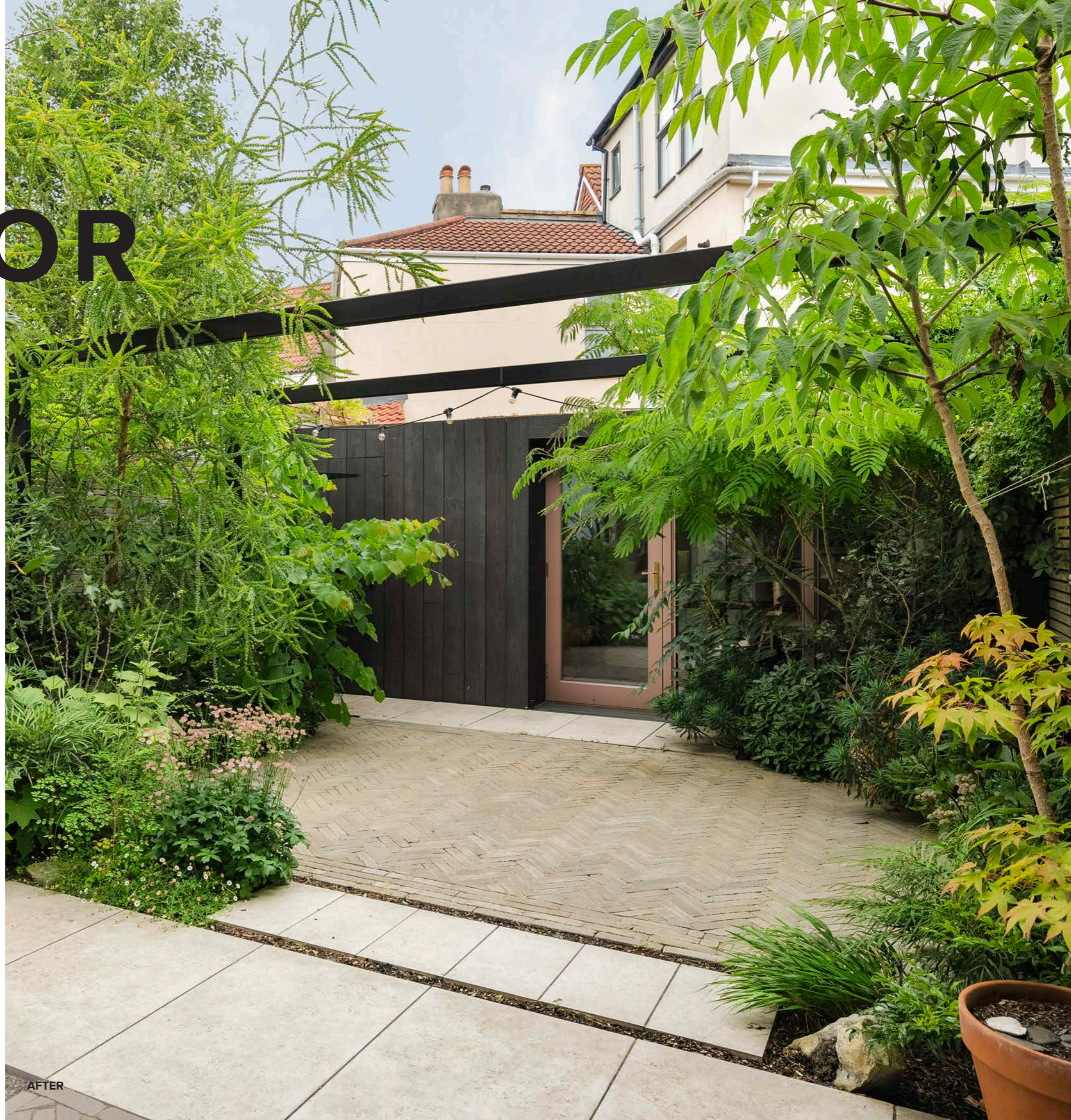
haven that supports local wildlife. Whatever your vision, good design starts with understanding the setting and how you want to use it.

Working with a garden designer can help to turn vague ideas and a wish list into a cohesive plan. One that makes the most of your space, suits your budget and lifestyle, and enhances the character of your property.

Designed and installed by Jamie Innes of Innes Design, this garden is a masterclass in balance. From a flat area of patio and lawn, the garden has been transformed with



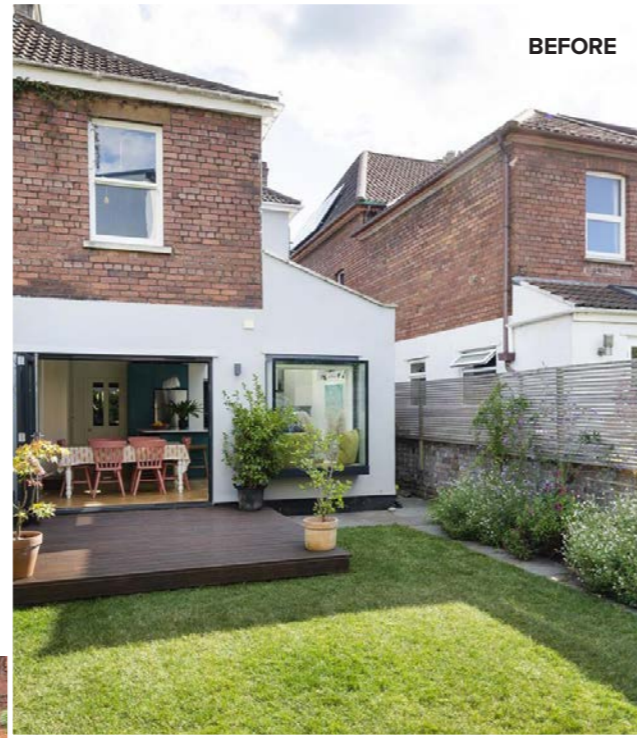
BEFORE



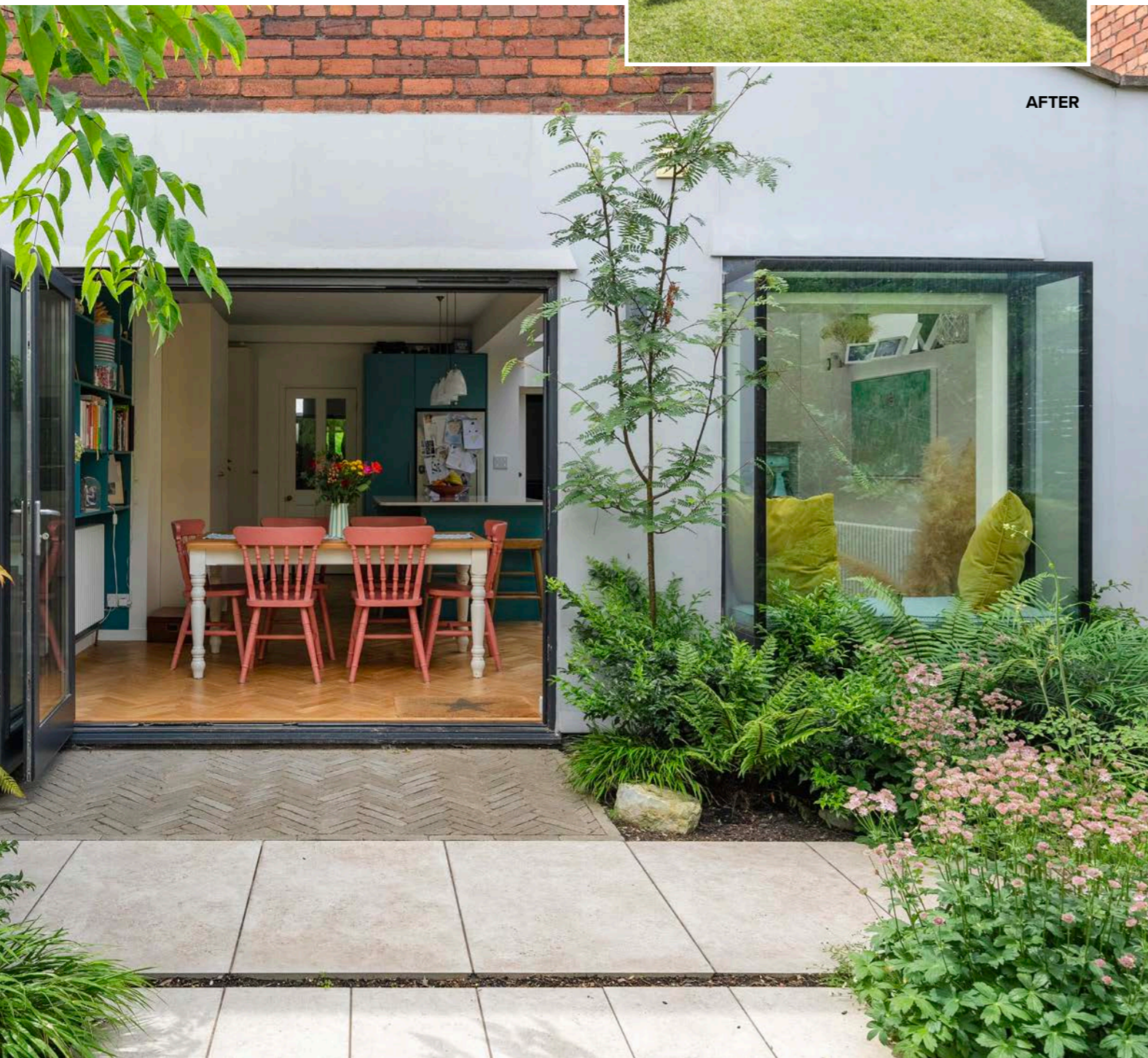
AFTER

thoughtful material layering and abundant planting to create visual impact. The two steel structures frame and break up the flow of the garden, providing forms for plants to grow up and over, creating shade and opportunities for colour. Seamlessly connecting the interior with the exterior, the herringbone paving links back to the flooring of the interior. At the end of the garden, the bespoke garden room by Little Green Rooms, completes the design and adds a functional extension of the home.

This project is a perfect example of Jamie's ethos: transforming outdoor spaces into lush, cohesive environments where craftsmanship, plant knowledge, and design precision come together beautifully.



BEFORE



AFTER



# GARDEN TRENDS FOR 2026 AND BEYOND



## ARTISAN LANDSCAPES

"Over the last couple of years, we have increasingly seen our clients 'wish lists' focus more on outdoor living, especially in urban and family gardens. As working from home has become the norm, homeowners are more aware of the value a garden can add to their lives and how their outdoor space can be an extension of their home. Over half the projects we design and build now include some form of cooking station - whether that's a full kitchen set up with outdoor fridges and hobs, or a simple worktop pizza oven.

Gardens have long provided a sanctuary away from busy modern life. Over the next few years we predict that this will become elevated with more homeowners incorporating wellness into their gardens.

This year, we designed a handful of gardens that included either a sauna, hot tub or ice bath. These features are no longer the ugly eyesores we are perhaps familiar with, they can add to the garden visually. It's no longer function over form."

Will Cooke

**Artisan Landscapes**

[www.artisanlandscapes.co.uk](http://www.artisanlandscapes.co.uk)



**INNES DESIGN STUDIO**

*“When looking back through history, the evolution of gardens can appear quite linear: the formal symmetry of Renaissance gardens gave way to the sweeping naturalism of Capability Brown, which in turn led to Victorian terraces and later the Arts and Crafts movement with its emphasis on harmony between house and garden.*

*Today, garden design is far less singular. Instead of one dominant approach, there is a rich and varied diversity of styles. Yet most contemporary gardens still share certain qualities: naturalistic planting balanced by evergreen structure,*

*thoughtful layering of textures and hardscape materials, and an emphasis on environmental and sustainable design, with the material character of the garden often reflecting the architecture of the home and its surroundings. Above all, people seek a balance: order and functionality alongside beauty and style - a garden that allows them to experience and connect with nature.”*

Jamie Innes

**Inness Design Studio**

[www.innesdesignstudio.com](http://www.innesdesignstudio.com)





## GRADE II LISTED KINGSDOWN TOWNHOUSE

|             |            |
|-------------|------------|
| Property    | Terraced   |
| Bedrooms    | 3          |
| Bathrooms   | 2          |
| Guide Price | £1,250,000 |

Dating back to the 1770s, this magnificent Grade II listed Georgian townhouse is an architectural and historical showcase of the period. Meticulously preserved and thoughtfully modernised, the four-storey home has all the rich period detailing you could hope for in a property of this stature.

The heritage journey begins at the front entrance, where the original corning around the front door

and intricate window details have been meticulously restored. Classic Georgian features continue in the hallway with its elegant archway and refined half-height panelling. The stripped wood flooring extends throughout the ground floor, creating a seamless flow between the principal reception rooms.

To the right of the hallway the study area and quiet retreat has original sliding shutters for privacy, and the log burner and soft carpeting add to the warm, comfortable atmosphere.

The main living room is defined by bold design and colour choices. The dark, inky green walls provide a dramatic contrast to the classic, and





more neutral, Bath Stone fireplace. And the bay sash window not only floods the room with soft light, but also acts as a frame for the views across the city.

Contemporary styling has been applied to the lower ground floor. The kitchen includes modern elements with the large central island and wooden cabinets, which are complemented by the highly desirable AGA. The white tongue and groove panelling creates texture alongside the white walls, and the large sash window with built-in

window seat is an ideal resting point. The kitchen opens onto a courtyard with space for a table and chairs, and steps that descend to a terraced garden to enjoy the views.

Ascending the handsome staircase to the first floor and the principal bedroom suite, this carefully considered area has been transformed into a spacious retreat where the original period fireplace provides a focal point. The en suite, easily a design highlight, features vibrant blue glazed tiles, a walk-in shower, and statement geometric



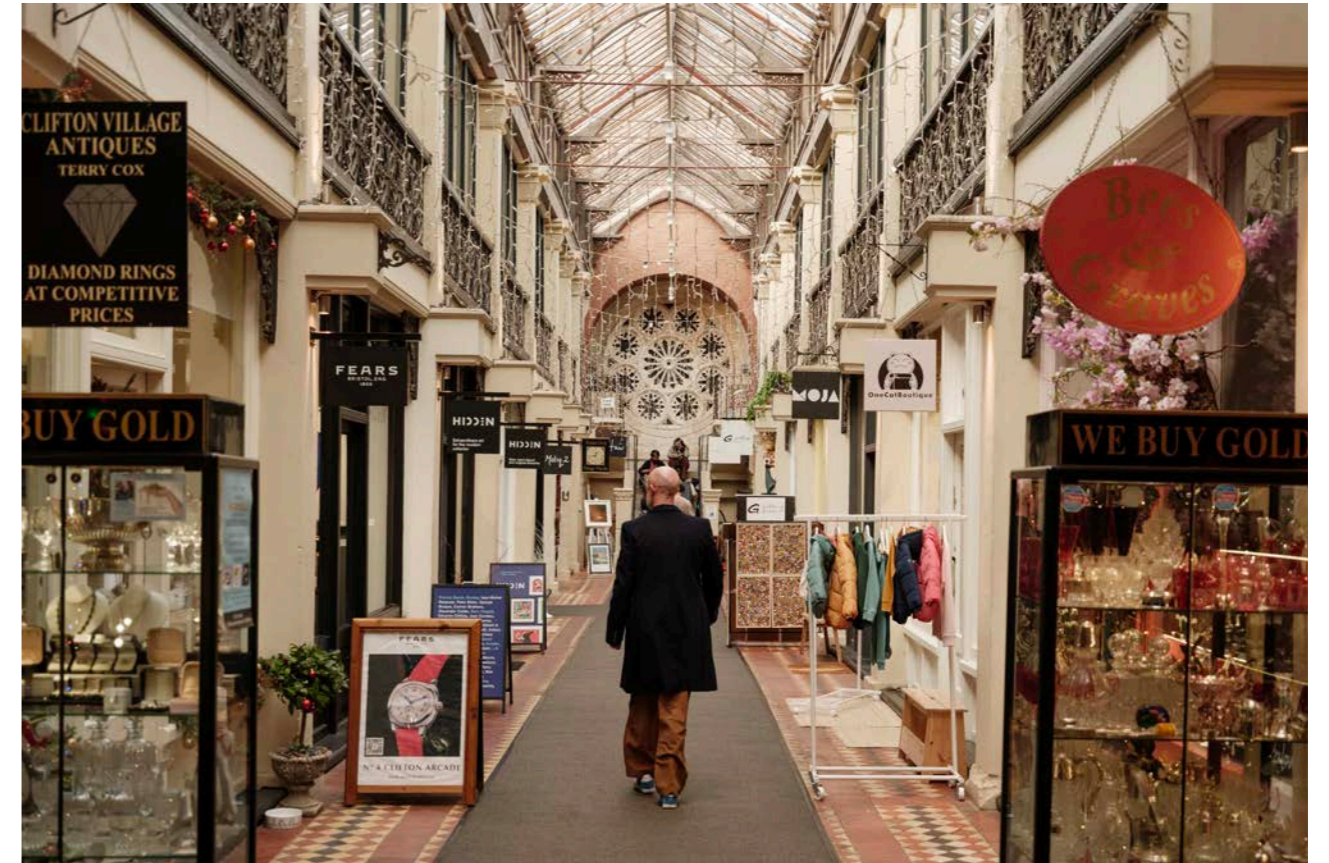
flooring. The second double bedroom on this floor includes another elegant, arched sash window, period fireplace and practical built-in storage.

On the top floor, the landing is splendidly illuminated by the central skylight and the two further double bedrooms pleasingly continue the theme of period features, styling and captivating views.

# ANDREW JORDAN'S GUIDE TO

# CLIFTON VILLAGE

Andrew is a long-term resident of Clifton Village where he works as a Counsellor and Psychotherapist. His career began in professional football, and when he bought his first flat in The Village. After retiring from the world of football, he went on to become Head Therapist at Sporting Chance Clinic, bringing his experience of high-performance environments to his therapeutic practice.



## WHAT'S YOUR CONNECTION TO CLIFTON VILLAGE AND THE SURROUNDING AREA?

"I bought my flat in Clifton Village when I was 20 years old. It was somewhere I always wanted to be able to call home and have lived here ever since. I was born in Manchester and from there lived in Milan, Verona, Winchester and Edinburgh. I've been fortunate to live in various cities around the world, many of which with a historical past and beautiful buildings."

## WHAT IS IT ABOUT THE AREA THAT MAKES IT SPECIAL TO YOU?

"The appeal of Clifton Village comes from the suspension bridge, the history of the area and beautiful buildings nearby. The Village has always had a lot of independent shops and a vibrant community that reflects the beauty of area. I feel fortunate to live here. It attracts visitors all year round, from tourists

to students and people wanting to explore the suspension bridge, the Observatory and its giants cave, Royal York Crescent and the Clifton Arcade.

## DO YOU HAVE A PARTICULAR STORY OR MEMORY THAT CAPTURES YOUR EXPERIENCE OF THE AREA?

"Clifton Village has a huge variety of options for visitors and residents. In my opinion, The Village is the jewel in the crown of Bristol, if not the Southwest. My biggest and most meaningful memory of The Village was during Covid. Everyone pulled together to help each other out and cope in difficult times. It made me proud to be associated with the area. Another unique memory is from 2003 when one of Concorde's final flights flew over the iconic suspension bridge. And, not forgetting, the Bristol International Balloon Fiesta, when every year the Clifton skyline is filled with amazing hot-air balloons."



# ANDREW'S TOP SPOTS

*"Clifton Village has a huge number of shops, restaurants, pubs and coffee shops. My personal favourite thing about The Village is the community element. I have got to know most of my neighbours and the independent shop owners over the past 25 years."*



**SKY**  
**27 Waterloo Street, BS8 4BT**  
*"Sky Cards is good for a bit of company, fun, and last minute cards for birthdays and special occasions."*



**REG THE VEG**  
**6 Boyce's Avenue, BS8 4AA**  
*"A long-standing, family-run shop with great fruit and veg, and the staff are great fun."*



**FOLIAGE CAFE**  
**17 Regent Street, BS8 4HW**  
*"Owned by Alex, Foliage is my go to in between seeing clients, fuelling me with caffeine and conversation."*

# INDUSTRIAL CHARM IN CLIFTON VILLAGE

|             |                 |
|-------------|-----------------|
| Property    | Hall floor flat |
| Bedrooms    | 2               |
| Bathrooms   | 2               |
| Guide Price | £700,000        |

This beautifully converted two-bedroom flat occupies part of a Grade II listed former ceramics factory. A building rich in history and character, the tall striking windows frame its industrial past, while the interior has been creatively re-imagined for modern living.

Stepping into the hallway, the theme is immediately apparent: Crittall-style windows, exposed brick, soaring ceilings, industrial-style lighting, cast iron radiators and wooden floors. All of which combine to set a smart, stylish tone, but the space is not just about style, it's practical as well.

At the heart of the home is the open-plan space, arranged into natural zones for cooking, dining and living. The dark herringbone floor provides a strong backdrop alongside the kitchen's bold turquoise patinated copper splash back. The ingenuity of a custom sliding ladder has been added to provide access to an additional tier of cabinets to make the most of the walls and high ceilings.

Bathed in light from the vast factory style windows (some complete with original rope-operated opening panels), the space feels both grand and welcoming. And for modern comfort, an integrated air-conditioning system has been added, providing temperature control all year round.

The family bathroom is another example of thoughtful design. The copper bath panel is an elegant touch that introduces texture and shine and the cork flooring brings warmth underfoot. Floor-to-ceiling white metro tiles finish off the design, creating a clean, practical finish.

The principal bedroom is a further bright and inviting space, softened by warm carpeting. Here more cleverly designed cabinetry conceals the radiators and air-conditioning unit. The adjoining en suite features a walk-in shower with floor-to-ceiling tiling and another sleek, modern finish. Stairs off the bedroom lead to a mezzanine level and additional, versatile space for a home office or quiet retreat.





# VICTORIAN CHARM IN COTHAM

|             |               |
|-------------|---------------|
| Property    | Semi-detached |
| Bedrooms    | 4             |
| Bathrooms   | 2             |
| Guide Price | £1,050,000    |

At the heart of this beautifully preserved Victorian property are two interconnected reception rooms on the ground floor. The front reception, painted a calm pale green with clean, white paintwork, allows the period features to stand out. The tall sash window, with working shutters, and beautiful wood flooring echoes the traditional character and contrasts with the contemporary styling of the neutral painted chimney breast and fire surround with wood burner for instant, cosy warmth.

The rear reception continues the theme of matching Victorian features and character with contemporary design. Here the walls have been painted a soft pink, which creates a softer, more subdued atmosphere. Adjacent, a secluded space has been created behind the decorative glass door for a home office or study.

The lower ground floor stairs lead to the kitchen and dining room. This open space with stripped wood flooring has a sash window and natural light reflects off the bright, white walls and mint green cabinets with brass fittings. The large, dark

wood dining table with strategically placed overhead pendant lighting, creates a functional central point in the space. There is also lots of essential storage throughout, hidden and on display.

Then it's through to an additional family room. This comfortable retreat with handsome slate flooring comes with glazed doors and another route out to the secluded courtyard.

On the top floor is the principal sleeping accommodation where all bedrooms are light and airy, benefiting from the large sash windows. The master bedroom, with its darker green walls is a tranquil escape, complete with an en suite shower room. The two further bedrooms, painted in a neutral palette, continue the calm theme and the traditional windows make the most of the light and rooftop views.



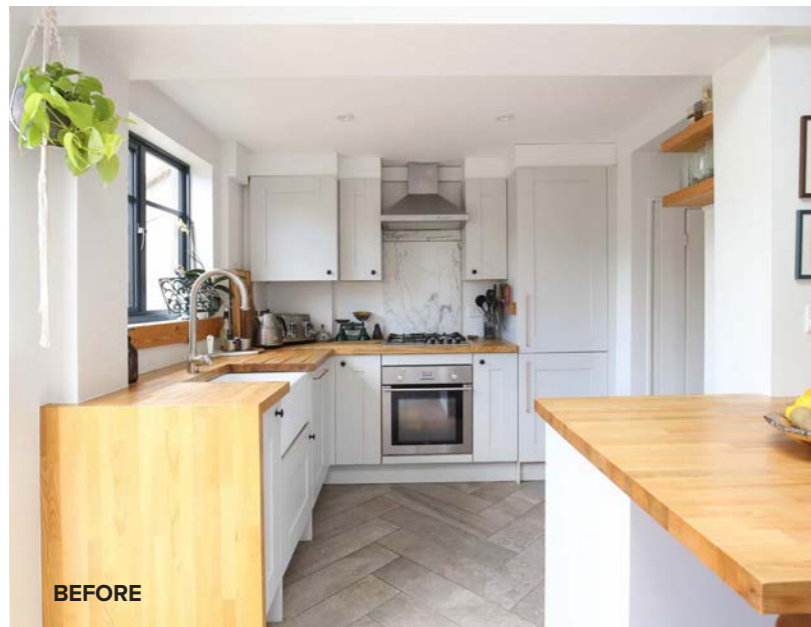


BEFORE & AFTER

# REIMAGINED SPACE

This two bedroom house required a full renovation when it was purchased in 2016 (featured in a previous elephant Look Book!). Nearly 10 years later and with a growing family, more space was needed. Although moving was an option, the family loved the location and having a large garden. So, deciding to extend the space they had was the best solution.

The owners, architects themselves, set to work on their brief to design a bigger kitchen space, separate play area, and a WC on the ground floor. They also





wanted to make use of the loft space to add a bedroom, and if possible, add a home office in the garden. Working with their architecture practice, Leighton Architects, they used 3D modelling to visualise the space before deciding on a final layout.

The former dining room was transformed into the kids' area, complete with bench seating and built-in storage, and making the most of the chimney alcove, a cosy reading nook was added. The space under the stairs was utilised for the WC and cloakroom, where a unique touch was added with the hand-drawn mural.

The kitchen area was expanded to include a generous 180cm x 90cm island, which now serves as a central gathering point for family and visitors. The cupboards, oiled walnut from Holte, complement the feature worktop, a granite piece sourced from the Bristol Marble and Granite

Company. The addition of the double doors, opening out to the garden created what is now a seamless indoor-outdoor space.

For the loft conversion, they decided on a 'London-style' loft, an L-shaped design that allowed space for an ensuite. A large window and Velux fill the space with light and ventilation, and it's now a grown-up sanctuary and retreat at the end of the day.

Finally, the addition of the garden room, a simple structure finished in Siberian Larch timber, provided a quiet space to work in away from the main house.

The end result is a property that has been transformed into a spacious, three bedroom home that meets all the family's needs.





# TRADITIONAL STYLE IN COTHAM

|             |               |
|-------------|---------------|
| Property    | Semi-detached |
| Bedrooms    | 5             |
| Bathrooms   | 3             |
| Guide Price | £1,350,000    |

This handsome Victorian villa has been meticulously renovated and restored to an exacting standard. Set over three storeys, and cleverly arranged as two independent, high specification homes, detail and craftsmanship, custom paint palettes, and period features all add to its unique charm.

First, the spacious two-level maisonette. A private front door opens onto the main hallway where the handsome, stripped wood flooring, which runs through the ground floor rooms, establishes the architectural pleasure to follow.

Style and function dominate the ground floor in this expansive kitchen/dining room. The beautifully designed DeVol shaker-style kitchen sits alongside bespoke solid wood cabinets that contrast seamlessly with the cool Carrara marble worktop.





The central island with overhead pendant lighting forms a sociable focal point and natural light is guaranteed from the large sash window and glazed doors that open onto a delightful surprise: a balcony with a spiral staircase down to the garden.

The elegant living room is a stunning space with restored period details. And it would be difficult to ignore the floor-to-ceiling sash windows that has been sympathetically upgraded to timber double glazing and fitted with working shutters.

The beautifully restored staircase sweeps up to the first floor where a contemporary shower room (off the half-landing) provides a sharp modern update with its bespoke furnishings, chic gun-metal grey fittings and micro-cement walls.

The contemporary styling and soft colour palette continues on the first floor, creating a calm flow and cohesion between each of the rooms. The master bedroom's original whitewashed floorboards, large sash windows and bespoke Scandi-style fitted wardrobes, all contribute to the peaceful atmosphere. The same cool, minimal style is echoed in the two double bedrooms.

The main bathroom is centrally located and truly exceptional. Here, the super-smart Lusso freestanding bath, bespoke vanity unit and curated vintage storage cabinet, all shout a deliberate, considered style.

Then it's on to the separate, one bedroom home at the rear of the property (accessed via a private front entrance). The spacious open plan living/kitchen area features sleek,

custom units, a low-profile worktop, and integrated appliances. There is light and space for a work desk in the hallway which leads through to the double bedroom and modern bathroom.

The bedroom, formerly two separate rooms, has been neutrally decorated, and the bathroom, fitted with a bath and raindrop shower, has a focal highlight in the Mandarin Stone geometric tiled floor.

The garden contains one more surprise: a striking, bespoke 'Glide Pod'. This award-winning garden studio in a clean, modern design is fully insulated and an ideal space for a gym studio, home office. Or simply somewhere to relax and enjoy the garden all year round.

## MINIMALIST DESIGN WITH A BRUTALIST EDGE

|             |               |
|-------------|---------------|
| Property    | Semi-detached |
| Bedrooms    | 4             |
| Bathrooms   | 3             |
| Guide Price | £725,000      |

Built in 2004 and designed by Ryan McKee Architects, this four-bedroom townhouse is a rare example of contemporary domestic architecture that draws on both minimalism and Brutalism. Constructed with a concrete beam and block structure, it presents a bold architectural form softened by its hilltop setting.

The ground floor entrance, with quarry tiling and integrated storage, immediately sets the tone of restraint and utility. The integral garage also doubles as a utility space, and to the rear the large double bedroom with en suite, opens onto a private stone-walled garden and courtyard. So far, so intriguing.

Anchoring the interior, is an exposed cast-concrete staircase with simple wrought-iron railings. This show-stopping central architectural feature, extends from the ground level to the top floor and establishes a dramatic visual connection throughout the property.

On the first floor, the main living area is an expansive open-plan kitchen, dining and living space. The dining zone has a vaulted, double height ceiling punctuated by a grid of retro glass bricks set into the gable wall, bringing in a soft, filtered light and texture to the whole area.



The purposefully pared-back kitchen, features freestanding oak cabinets, durable and low maintenance stainless-steel worktops and a central island with integrated appliances, that strike a balance between raw materiality and modern functionality.

Upwards to the second floor where the two double bedrooms and family bathroom continue the theme of openness. An internal glass wall overlooks the dining space below which could also be re-imagined into a gallery-style layout.

The third floor is home to the principal suite and a sanctuary of comfort and calm. The sliding timber doors open onto a private roof terrace where

timber decking has been added to create a rare moment of outdoor seclusion in the heart of the city.

Sustainability is an integral element of this design. Zoned underfloor heating runs throughout and nine rooftop photovoltaic panels provide for reduced energy usage.

Together with the walled garden, integral garage, and scope for an extension (subject to consent), the result is a confident, modern design.



ELEPHANT LOVES...

# CORNWALL ROAD

One of our favourite parts of the city is Cornwall Road and over the years, we've helped many residents buy and sell their homes here. Nestled in the heart of Bishopston, it's a sought-after spot for families with good schools; Redland Green School secondary and sixth form is close by.

Vibrant Gloucester Road is just around the corner. Lined with independent shops for everyday essentials, and cafés and bars for socialising or a relaxed evening out. And of course, there's the not-to-be-missed Christmas Street Party - always a popular seasonal highlight for both residents and visitors.





|             |          |
|-------------|----------|
| Property    | Terraced |
| Bedrooms    | 4        |
| Bathrooms   | 3        |
| Guide Price | £900,000 |

This stylish four-bedroom home with a south-west facing garden perfectly blends period charm with modern living. The classically proportioned living room, featuring a beautiful bay window and popular half-height shutters, showcases an abundance of period details. From elegant coving and picture rails to stripped wooden floors and a cast-iron fireplace with decorative tile inserts - every box is ticked. The adjoining second reception room continues the theme and is currently used as a practical playroom and utility space.

The impressive kitchen and living area is flooded with natural light from the overhead skylights, and the

exposed steel beams, sleek cabinetry and quartz-topped central island, all enhance the contemporary design of this thoughtfully planned space, ideal for everyday living and entertaining.

Upstairs, the stylish aesthetic continues with the crisp white walls, subtle lighting and stripped wooden floors. The front bedroom, which spans the width of the house, benefits from a double bay window that comes with smart shutters for practical light control. Two further double bedrooms and a family bathroom complete the first floor; all bright, airy and complemented by touches of natural timber.

The principal bedroom on the top floor provides a serene retreat, with dual-aspect windows offering views over the garden below and out towards the Dundry Hills.





|             |          |
|-------------|----------|
| Property    | Terraced |
| Bedrooms    | 4        |
| Bathrooms   | 2        |
| Guide Price | £875,000 |

This beautiful home has been thoughtfully renovated in a distinctly contemporary style, while preserving the traditional features and character that make period properties so desirable.

The ground floor offers two classically proportioned reception rooms showcasing all the Victorian hallmarks: detailed architraves, picture rails, elegant ceiling roses, stripped wooden floors and cast-iron fireplaces. And the bright white and neutral colour palette highlights the craftsmanship and attention to detail.

The impressive open-plan kitchen, dining and living space has been conceived to make the most of the light, space and modern living.

A bank of skylights floods the area with natural light, while the exposed steel beams, painted a distinct, sunny yellow, add an eye-catching and defined focal point. The sleek units, which include integrated appliances, and contrasting quartz worktop combine design style with practicality. Additional highlights include underfloor heating, bespoke shelving and seating, and large sliding doors that open directly onto the garden - more space for family life and entertaining.

Upstairs, three bedrooms continue the blend of traditional charm with contemporary style and the family bathroom features a modern white suite, a wet-room-style shower floor, and a Velux skylight that fills the space with natural light.

On the top floor, the principal bedroom has been cleverly designed with storage within the eaves, and a convenient a shower room.







58

RICHMOND ROAD

## AN ELEGANT MONTPELIER HOME

|             |          |
|-------------|----------|
| Property    | Terraced |
| Bedrooms    | 3        |
| Bathrooms   | 2        |
| Guide Price | £835,000 |

This elegant, double-fronted Victorian home is an outstanding example of a careful restoration that preserves the original period character, while seamlessly integrating an understated, modern style.

The Bath stone façade, graceful bay

windows and part-glazed front door will delight traditionalists, as well as the entrance hallway with its original geometric tiled floor. A timeless focal point, the parquet wood flooring extends throughout the ground floor, providing a refined backdrop to the restored period detailing of the ornate ceiling roses and architraves, picture rails and sash windows. The white colour palette, maintained throughout with only the occasional use of a soft colour, creates a sense of cohesion and stylish continuity



between the rooms and each floor.

Off the hallway, the two open-plan reception rooms, both contemporary in layout and function, flow through to the kitchen where there's an abundance of natural light. The kitchen itself has been sympathetically planned to make the most of the space and structure. The pale green Shaker-style cabinetry and low-profile Carrara marble worktops, contrast beautifully with the traditional Belfast sink and built-in dresser. The pantry offers additional storage, while the two sets of French doors, painted a contrasting darker colour, frame the view of the garden.

Adjacent to the kitchen is the dining area a traditional, reclaimed cast iron radiator and here, the arches, columns and shapes of the fireplace and furnishings, are pleasingly

echoed throughout.

Upstairs, the theme of heritage and comfort continues in the three double bedrooms, and the family bathroom, which is its own showpiece. Here, the pale pink freestanding roll-top bath and vintage-style double wash basins, add a touch of indulgence, and the separate shower room with a generous walk-in shower, is a big tick for modern convenience.

The landscaped garden completes the picture with thoughtfully designed brick patio with built-in seating area - the perfect place to unwind on a summer's evening.

# JAMES KOCH'S GUIDE TO GLOUCESTER ROAD



Our next door neighbour at Elephant's office in Bishopston is The Gallimaufry (meaning: a confused jumble or medley of things). An independent bar, live music venue and arts space, it's a vibrant hub in Gloucester Road that also serves excellent food.

We chatted to co-founder James about the road that is home to 'The Galli'.

## WHAT'S YOUR CONNECTION TO GLOUCESTER ROAD AND THE SURROUNDING AREA?

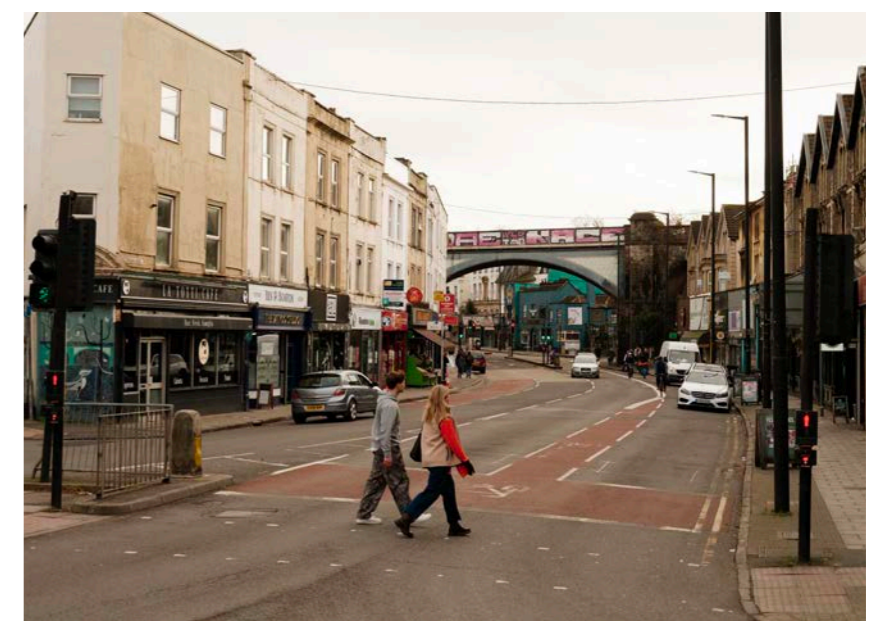
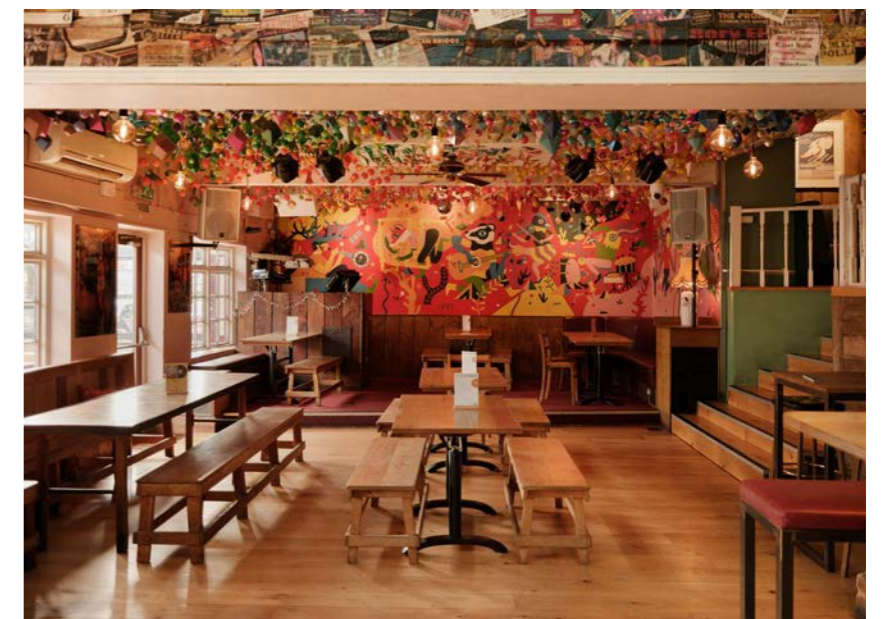
*"I initially explored the area through street photography, and was often drawn to the idiosyncratic nature of the people and shop fronts. This would have been in the the mid-2000s. The Galli opened in March 2012."*

## WHAT IS IT ABOUT THE AREA THAT MAKES IT SPECIAL TO YOU?

*"The colourful variety of shops. It's everything you hope from a high street: from butchers to fishmongers to delis to hardware stores, and a plethora of quirky one-offs. There's certainly a community feel, not least summed up by the reassuring presence of Jason, Shaun and Tyler, constantly on patrol. The whole street knows their names - quite something."*

## DO YOU HAVE A PARTICULAR STORY OR MEMORY THAT CAPTURES YOUR EXPERIENCE OF THE AREA?

*"Jason and Shaun out and about in matching wolf outfits."*



# JAMES'S TOP SPOTS

## EL COLMADO

153b Gloucester Road, BS7 8AD

*"El Colmado deli for the finest Spanish produce and warmest welcome."*

## SIMPLY THAI

67 Gloucester Road, BS7 8AD

*"To see Mrs Wong, and enjoy her delicious food. She's always smiling."*

## ST ANDREW'S PARK

*"St Andrew' Park through the seasons, admiring 130 year old trees, of all types. The Victorians did us proud there."*



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BEFORE & AFTER

# FUNCTION AND FORM



This property carries a rich and varied history. Originally built around 1900, during a period of rapid railway expansion in the city, the three adjoining buildings were once coach houses for the Montpelier Hotel. In the late 1990s, the property was purchased by an architect and artist who went on to transform it into an unconventional blend of living space, gallery and creative studio.

Fast-forward to 2025, and the current owners immediately recognised the opportunity to, once again, reimagine the space. Upon completion of the purchase they swiftly applied for permission to change the building's status from mixed use to full residential. A shift that marked the beginning of an extensive and thoughtful transformation.

The most dramatic structural change took place on the ground floor. Here the original staircase was removed and repositioned to create a brighter and more fluid, open living area that feels up-to-the-minute. Collaborating with The BuildBristol Group, the owners designed a bespoke steel staircase that's now a visual anchor

within the home. The influence of this design unfolded across the space and now defines much of the ground floor aesthetic. Also, a dedicated music studio was added to the layout and cleverly separated from the main living area by the Crittall doors.

Overhead, the vaulted ceiling draws natural light deep into the room



below, while the exposed brickwork, original beams, and discreet lighting all create layers of texture and visual interest. These details sit harmoniously alongside the clean lines and bright, crisp white walls that frame this newly curated space.

The kitchen formed another important part of the refurbishment, needing to function seamlessly for

family life while complementing the property's unique architecture. Working with Francesca Gaskin from Jetsam Made, the owners achieved a design that champions sustainability, craftsmanship, and usability. The handmade cabinets combine structural simplicity with understated elegance, and the introduction of the bold contemporary colour adds a refreshing lift.

Upstairs, the sense of openness continues. A second living area overlooks the expansive ground floor, and bespoke cabinetry and shelving now enhance previously unused spaces, bringing cohesion and purpose to the upper level of this unique home.







# COOL, CALM STYLE IN BISHOPSTON

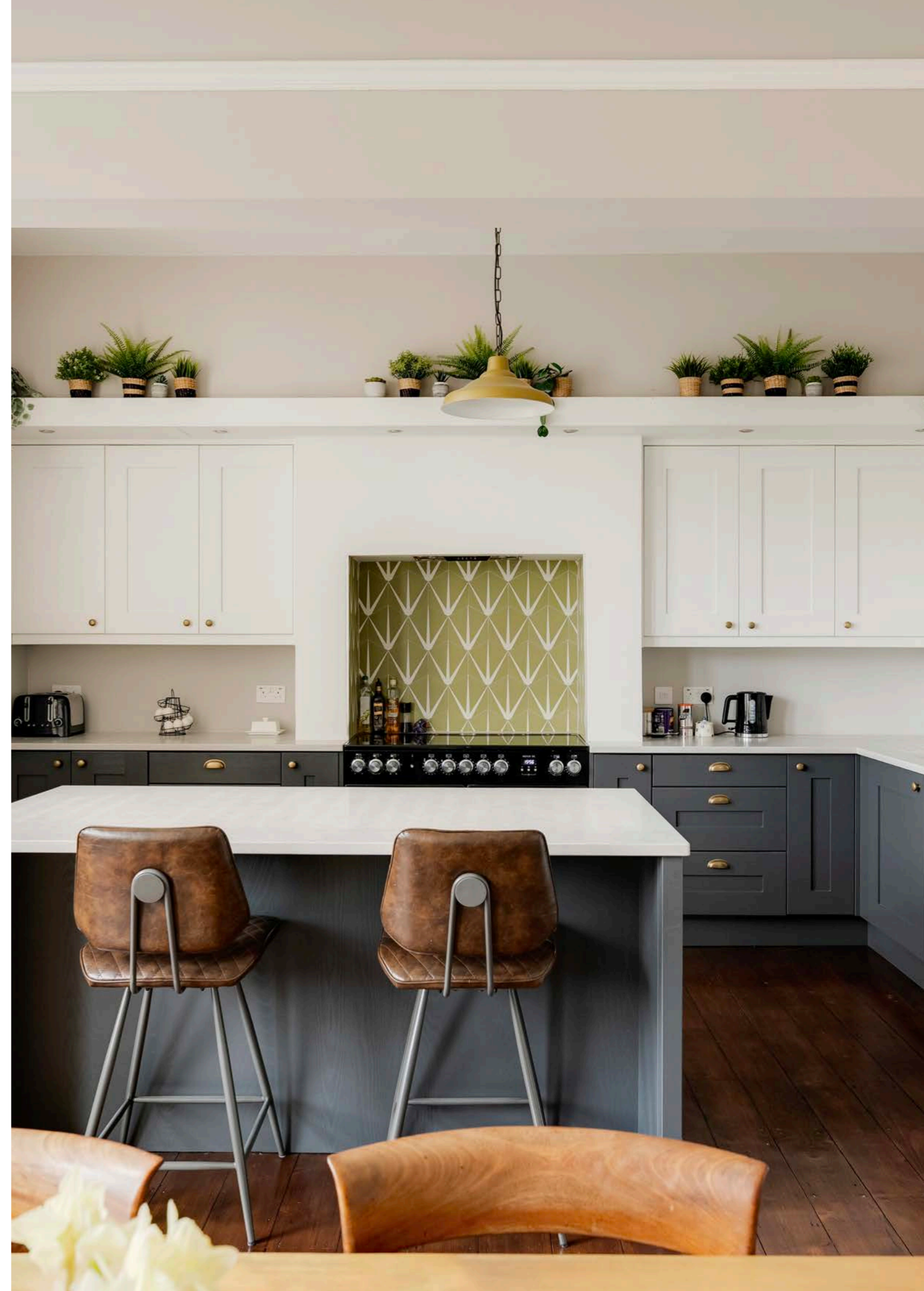
|             |               |
|-------------|---------------|
| Property    | Semi-detached |
| Bedrooms    | 5             |
| Bathrooms   | 3             |
| Guide Price | £1,400,000    |

Tucked away in a sought-after pocket of Bishopston is this impressive five-bedroom home. There is much to like in the period features and light spacious rooms.

Starting at the beginning, the Victorian tiles and intricate stained glass door panel of the porch entrance instantly creates anticipation and curiosity and the spacious hallway has plenty of room to show off the traditional details: period cornices, ceiling rose and cast iron radiators - there's even a 19th century doorbell.

Throughout the walls have been painted a neutral colour, creating a subtle and elegant contrast to the white ceilings, woodwork and decorative. On the ground floor, the smart natural wood flooring runs throughout, creating a cohesive flow between each room and also ties-in with the stripped wooden staircase.

The main sitting room is a bright and inviting space thanks to the large bay window with more beautiful stained glass panels. A contemporary log burner sits within the original fireplace, and useful shelving and





cupboards have been added to one of the alcoves. Next door is a further reception room, ideal for use as a cosy second lounge or home office.

Across the hall is the spacious open plan kitchen/dining room with large sash windows that overlook the garden. The recently renovated kitchen features smart, grey Shaker-style units and cool marble worktops. The long, sociable central island, anchors the area and the patterned splashback creates a colourful focal point. Appliances are hidden away in the bright utility room, and the smart Crittal style doors provide access to the rear garden.

On the first floor neutral carpets throughout provide warmth and comfort. The light-filled master bedroom includes a traditional fireplace and a stylish en suite where the walk-in shower has a splash of colour in the blue, floor-to-ceiling brick-style tiles, and neutral geometric patterned flooring. The two further double bedrooms are light and continue the calm theme of soft carpeting, original features and neutral style.

On the second floor stairway, a feature wall adds an area of colour and here the stairwell is flooded with light thanks to the skylight above. The two double bedrooms on this floor come with storage options and more lovely period features. The bathroom repeats the geometric patterned flooring, and the walk-in shower and contemporary style claw-foot bath add a modern slant.

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## WHAT SHAPES THE VALUE OF A HOME?

### STREET DEMAND

Bristol's neighbourhoods each have their own character, but even within a single area, values can shift dramatically from one street to the next. A combination of subtle factors influences desirability: road width, tree coverage, traffic levels, and proximity to shops, cafés, restaurants and green spaces. School catchment boundaries also play a significant role. Sometimes two sides of the same street differ - one may enjoy better views, larger plots or sunnier gardens. These details all shape how buyers perceive value.

### CONDITION & LAYOUT

Bedroom count matters, but the overall layout and usability of space are just as important. Buyers increasingly prioritise flow, natural light and logical room purpose. The kitchen/dining/living area remains the heart of the modern home - open plan spaces with strong light and direct garden access consistently attract a premium. With many buyers short on time and reluctant to take on major work, properties in excellent condition with well designed layouts tend to command higher prices and achieve faster sales.

### PROPERTY TYPE

While personal preference plays a part, Bristol's Georgian and Victorian homes continue to draw strong demand. Kingsdown, Bristol's first planned suburb, emerged in the 18th century as the city expanded beyond its medieval core. Clifton, Hotwells and surrounding areas soon followed, and a significant wave of 19th century building during industrialisation left the city with a rich stock of period homes. Properties that retain original character while offering modern kitchens, bathrooms and thoughtfully opened up spaces remain the most desirable.

### THE EXTRAS

Additional features can meaningfully lift value. Off street parking is increasingly appealing - especially in permit-controlled areas or where electric vehicle charging is a priority. Gardens, though often modest in the city, add notable value when unusually large or have been beautifully landscaped.

### PRICING & TIMING

The Bristol market naturally fluctuates throughout the year, but well-presented homes priced sensibly attract strong interest in any season. A well-judged asking price often creates healthy competition and leads to better final outcomes. However, overpricing can stall momentum, prompt buyer hesitation and ultimately work against the sale. Choosing the right pricing strategy is essential.

Property value is rarely defined by one factor alone. Instead, it emerges from a blend of location, layout, condition, character and timing. Understanding how these elements interact requires local knowledge and experience.

At Elephant, we specialise in a select number of Bristol neighbourhoods, allowing us to provide precise advice and achieve exceptional result, whether you're planning to sell, considering improvements or simply planning ahead; please get in touch to see how we can help.

0117 3700556

info@elephantlovesbristol.co.uk

ELEPHANT LOVES...

# ST WERBURGHS

Here at Elephant, St Werberghs is a firm favourite with our clients and the team. At under two miles from the city centre, it ticks all the boxes: elegant Victorian properties, an abundance of green spaces, excellent transport links, good schools and a thriving mix of independent shops, bars and cafes - everything you need is on the doorstep.

This unique 'green village' within the city has a rich history and vibrant, diverse community, and for anyone interested in architecture they'll want to explore the innovative sustainable building projects at the end of Mina Road.

We love sharing our knowledge of the local area to help clients find the perfect home that fits their lifestyle, as well as make the most of all that St Werberghs has to offer.



| Property    | End of terrace |
|-------------|----------------|
| Bedrooms    | 3              |
| Bathrooms   | 2              |
| Guide Price | £535,000       |

This beautifully upgraded three bedroom home is all about easy, stylish living. The light-filled, open plan spaces bring a calm, cohesive flow and the continuation of the exposed wooden flooring throughout adds a warm contrast to the bright white walls.

The wide hallway leads through to the reception area, where the eye is immediately drawn to a beautiful and striking central archway that connects the living, dining and kitchen areas.

The thoughtfully designed kitchen includes a generous walk-in pantry, a timeless Belfast sink, and all essential appliances are integrated and hidden

away from view. The expansive overhead roof-glazing brings plenty of bright light and sunshine into the room and French doors open out onto the garden for seamless indoor-outdoor living.

Upstairs, the three bedrooms continue the calm, refined atmosphere. The principal bedroom benefits from views over the garden and the two further bedrooms offer versatile space for children, guests or a home office. The family bathroom completes the upper floor and makes a confident style statement with its white and pale blue tiles, bold black fittings and sleek basin set on a natural oak plinth.





|             |          |
|-------------|----------|
| Property    | Terraced |
| Bedrooms    | 2        |
| Bathrooms   | 1        |
| Guide Price | £435,000 |

Nestled in the heart of St Weburghs, Cleave Street is an attractive row of terraced properties that combine historic charm with contemporary additions.

At the front of this two-bedroom home the light and spacious main reception room benefits from a square bay window and the cast-iron wood-burning stove, set within the contrasting exposed brick fireplace, creates a practical and central focal point. The white walls and ceilings enhance the light and are a neutral backdrop to the colourful furnishings and rich, dark timber flooring.

The kitchen and dining area has been opened up to create a bright contemporary living space, flooded

with natural light. The exposed brickwork and industrial-style accents give the room a stylish edge. While the light green cabinets, contrasting quartz worktop, alcove shelving and herringbone splashback tiles, all create points of interest and eye-catching details. There's also a seamless connection to the south-facing garden where the terracotta paving flows out to a raised timber-decked seating area.

On the first floor, the spacious principal bedroom has been painted a restful dark green that complements the natural flooring and period details. Across the landing is a second double bedroom and the family bathroom, where the modern bright, white suite and stainless-steel fittings are softened by another deep green feature wall.





## OUR EXPERT SAYS...

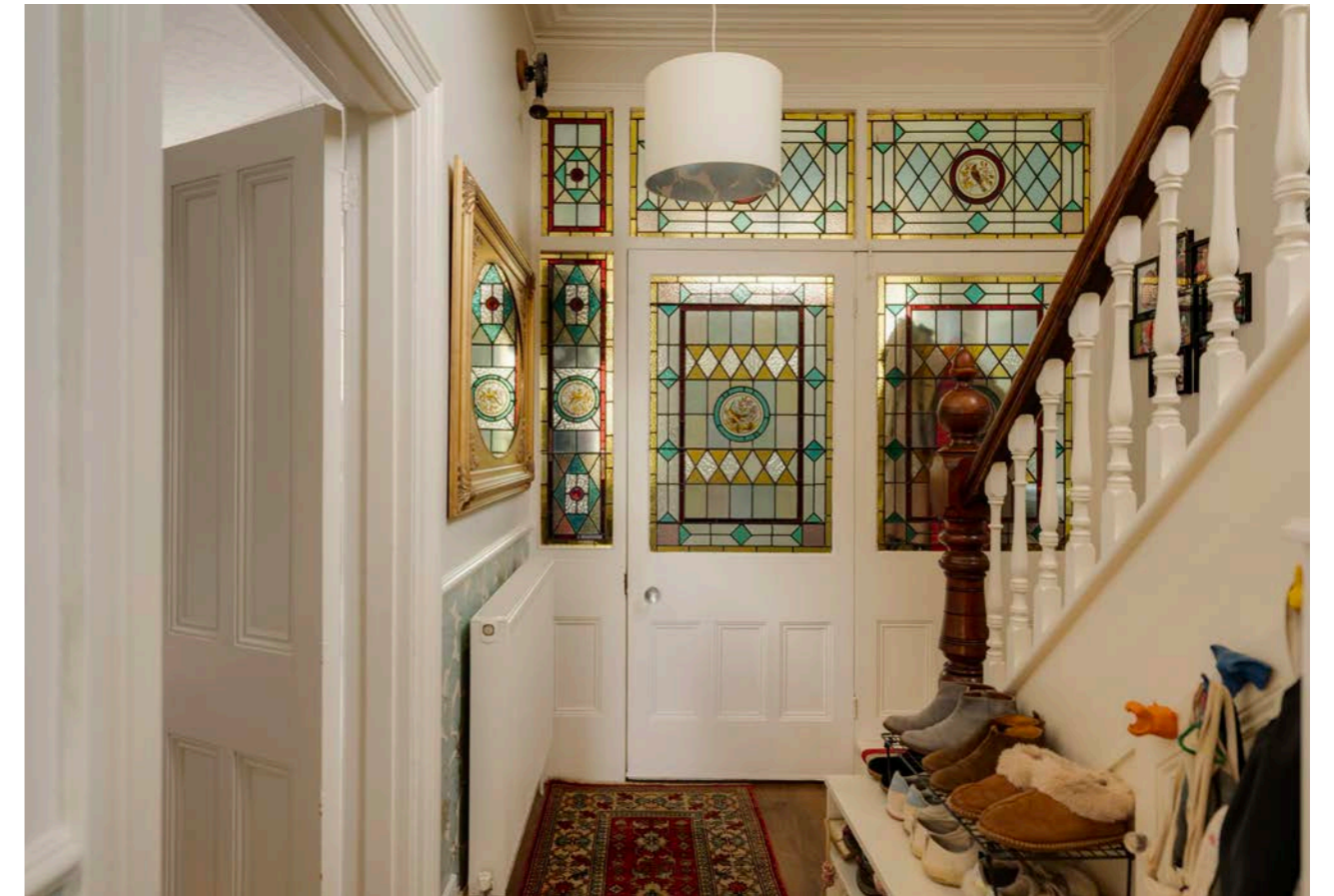
*"St Werburghs has always felt like a village inside a city, with a deep sense of community. I lived and worked in St Werburghs for 10 years, and it's been wonderful to see how the area has developed and changed over those years. Mina Road, once only had a handful of shops, and now is a lovely high street serving the community with all of life's essentials.*

*I also love the area because of the easy access to green spaces. Narroways Nature Reserve, Mina Road Park and the City Farm are all close by. You can walk for a few minutes and suddenly feel like you've left the city behind and are surrounded by nature.*

*If you've never been to St Werburghs, I would highly recommend a visit. My top tips are a stop-off at Danny's Burgers from Fierce and Noble Brewery, the Climbing Academy in a Grade II Listed church, and The Farm pub - not necessarily in that order. And if you felt the need to burn off the burger and pint, a walk through the nature reserve to The Yard to see the eco houses on Boiling Wells Lane.*

*St Werburghs will always hold a special place in my heart."*

Ben Adams. Property Valuer and Consultant at Elephant



## SUPERIOR QUALITY & CONTEMPORAY LIVING

|             |               |
|-------------|---------------|
| Property    | Semi-detached |
| Bedrooms    | 6             |
| Bathrooms   | 3             |
| Guide Price | £1,200,000    |

This distinguished six-bedroom Victorian home, built in 1871, has been sensitively modernised to an exceptional standard while preserving its period charm. Rich in original detail and seamlessly adapted for contemporary living, it's an elegant blend of heritage and comfort.

The exterior immediately sets the

tone with the intricate fretwork and tiled pathway that leads to the front door. Inside the entrance lobby, the geometric floor tiles and decorative stained-glass panels, set within the doors, suggest there are more good things to come. The hallway beyond is anchored by a sweeping staircase, illuminated by a further stained-glass window on the half landing.

The main reception room is a thoughtful balance of traditional features and modern design. Walls have been painted a deep inky blue and the bright white above the picture rail highlights the ornate





cornicing and ceiling rose. The bay window, fitted with contemporary shutters to soften the light, and the woodburning stove, set within the period fireplace, forms the room's focal point. The addition of built-in shelving to the alcove areas adds both practical storage and character. The decorative fretwork screen subtly divides this room from a newly added utility space that keeps household essentials neatly out of sight.

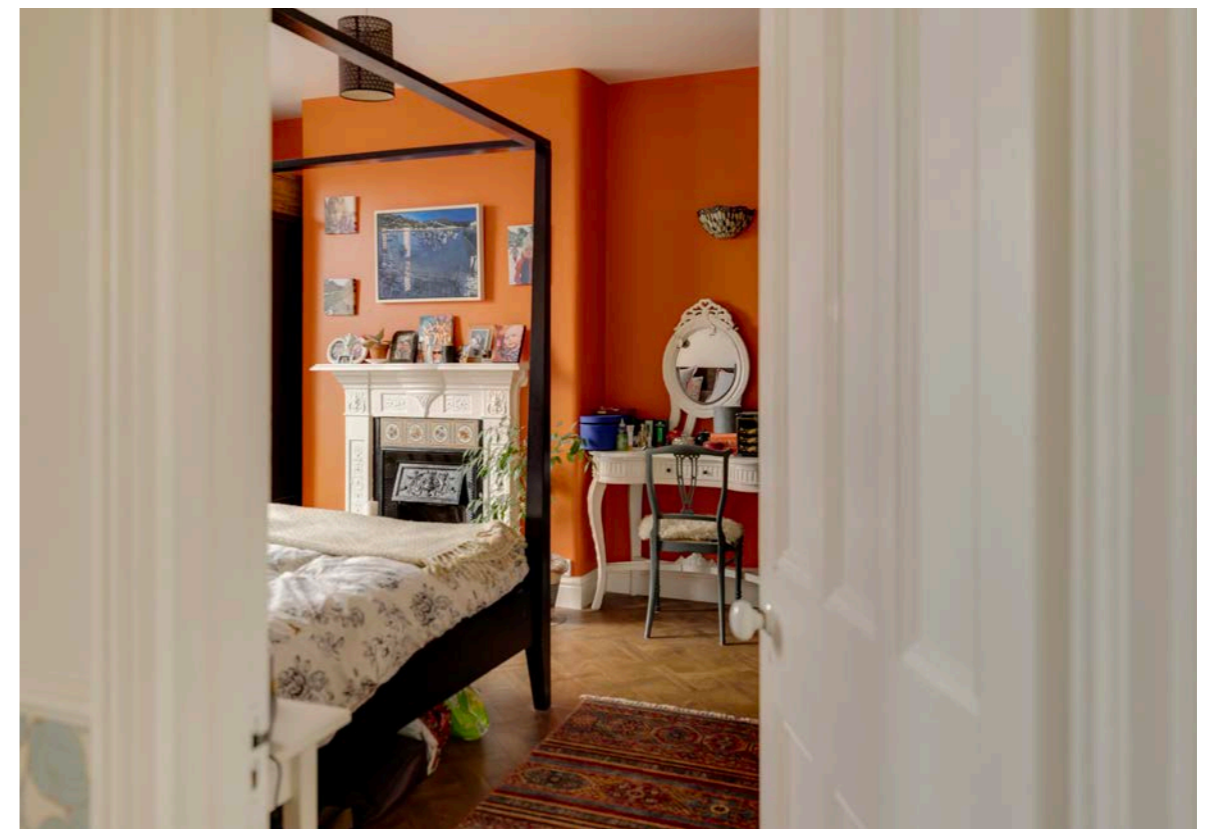
The impressive open-plan kitchen / dining space epitomises everyday family life and socialising. Here the bright yellow emphasises structural details, and the contemporary white kitchen cabinets with colourful splashback, and the breakfast bar, all complement the traditional style of the range cooker and natural wood flooring. The bay window and tri-fold doors flood the space with light and provide a seamless connection to the landscaped garden.

The beautifully elegant staircase leads upstairs to a galleried landing, where the white walls and patterned

wallpaper beneath the dado rail, softens and provides structure to this functional space. On the first floor, four bedrooms and a family bathroom continue the home's calm, cohesive aesthetic. Throughout, the walls have been painted in soft colours, enhancing the smart white woodwork and herringbone flooring. The bathroom embraces timeless style with its clawfoot bath, brick-style tiling, and another charming stained-glass feature window.

On the top floor are two further spacious double bedrooms, each with skylights and eaves storage, and in between sits a well-appointed bathroom with a free-standing bath and walk-in shower.

Finally, the addition of the sunny garden room extends the living area and provides a separate space for working or relaxing. A stepping-stone path also leads to a further paved area, partially sheltered by a pergola, and a tranquil space for outdoor living.



# AWARD WINNING STYLE

|             |          |
|-------------|----------|
| Property    | Detached |
| Bedrooms    | 3        |
| Bathrooms   | 2        |
| Guide Price | £825,000 |

Modern, architectural excellence is on display in this award-winning three-bedroom home. Built in 2015, and awarded 'Most Inspiring Home' in the 2016 Daily Telegraph Home Building & Renovating Awards, the combination of intelligent design with everyday living is showcased throughout.

The striking contemporary façade instantly creates intrigue and curiosity. The entrance is bathed in natural light from the floor-to-ceiling glazed panel and the practicalities of the beautiful, honed Jura limestone flooring have been considered with the addition of underfloor heating for year-round comfort. Beneath the elegant central staircase, the clever use of space includes a discreet cloakroom.

The sitting room is all about understated style. Featuring dual aspect double-glazed windows, engineered oak flooring, and a log burning stove which has been cleverly incorporated within the bespoke alcove cabinetry. A sliding glass door opens onto a charming cobbled lightwell to add to the room's tranquil atmosphere.





At the heart of the home lies the kitchen/dining area and a beautifully considered social hub. The sleek Minotti Cucine kitchen with black granite worktops makes a strong design statement. The Jura limestone flooring continues through to the adjoining dining space and flows seamlessly through sliding doors to the courtyard garden. A separate utility room provides practical storage, additional worktop space, and a convenient built-in larder.

Ascending the central staircase, the light-filled landing features three large windows that serve as a frame for the views. Thoughtful bespoke joinery incorporates full-height wardrobes, shelving, and a built-in desk for a home office nook.

The principal bedroom suite features dual aspect windows, bespoke fitted wardrobes, and the sliding pocket door with geometric panel, reveals an elegant en suite shower room, complete with underfloor heating and stylish finishes.

The two double bedrooms are both well-proportioned and continue the bright, serene theme. The family bathroom, illuminated by a Velux skylight, features a classic white suite with contemporary fittings and is a further practical, yet calm and relaxing space.

Attention to detail and a deep appreciation for light, texture and comfort make this a truly exceptional home.

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## THE FLOORING GUIDE

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For 20 years, this family-run flooring company has been part of the rhythm of Gloucester Road. Run by Frank Sewell, a well-known face in the area, they are trusted by locals, rooted in the community, and known for pairing quality materials with genuine expertise.

### DESIGN-LED FLOORING FOR TODAY'S HOMES

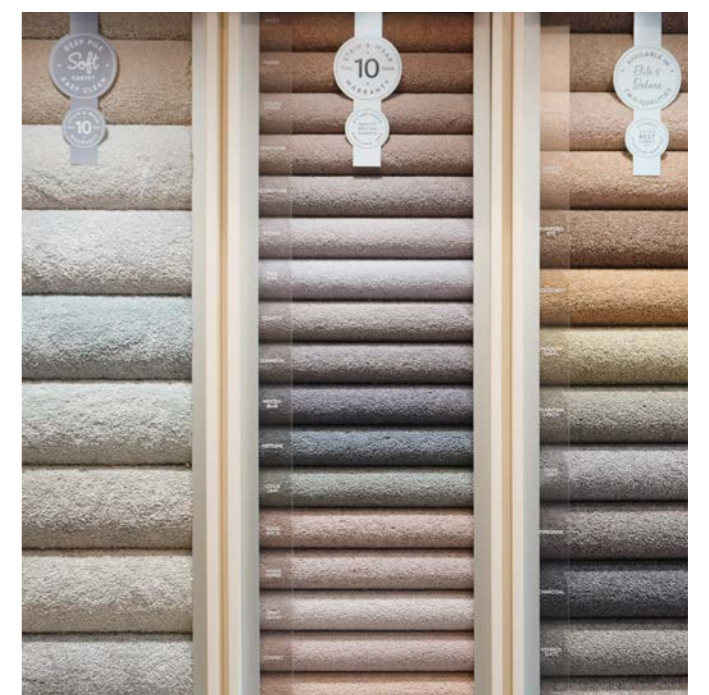
Frank stocks the popular brand Unnatural Flooring, perfect for those looking for the appearance and texture of natural materials like sisal, wool, jute, seagrass, and wood but want something made from durable, easy-to-clean materials

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### HARD FLOORING, SORTED

If carpets aren't the right fit, the showroom also offers vinyls, LVT, laminates, and beautiful natural woods. Whether it's a single-room refresh or a full renovation, there's a finish to suit every style and budget.



# MEET THE TEAM

Every home has a story, and every move deserves care. At elephant, we focus on the details and the people behind them, taking a thoughtful approach that shapes a personal, calm and considered experience.

Contact us today if you'd like advice for your next move.

## BISHOPSTON

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bishopston@elephantlovesbristol.co.uk

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DIRECTOR



MATTHEW  
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NICK



DHANI



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ALEX



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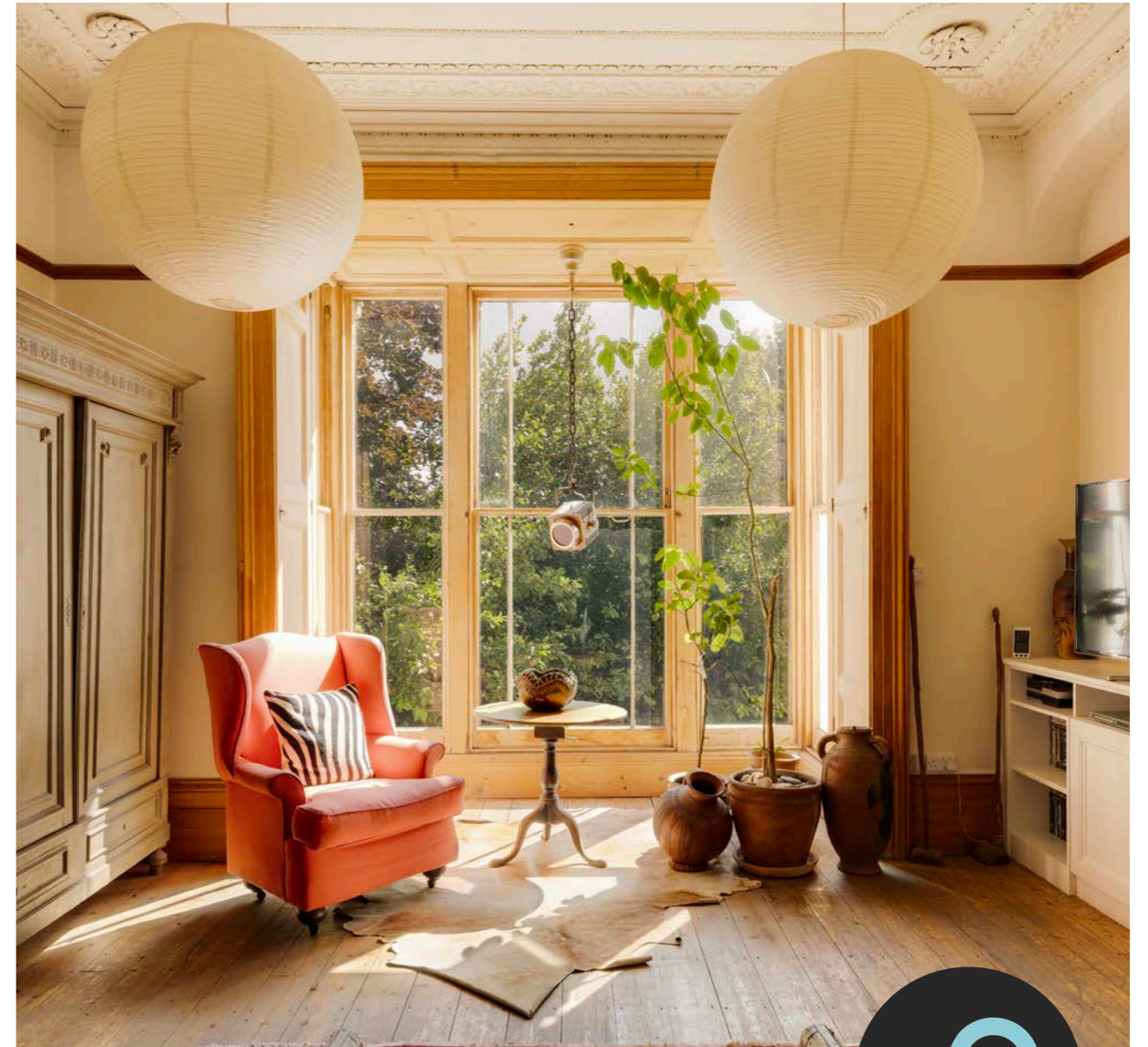


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