

# LLOYD WILLIAMS

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THE OLD FLOUR STORE, WATKINS YARD, WESTBURY, BRISTOL, BS9 3HW

# WELL PRESENTED HOUSE WITHIN THE HEART OF WESTBURY- ON- TRYM

## SUMMARY

- Beautiful stone facade
- Light airy living space
- Walking distance of shops
- Good investment property
- Rear courtyard

## SITUATION

This property is situated in the heart of Westbury on Trym and offers convenient access to the many shops, restaurants, pubs and amenities of Westbury Village, Stoke Lane and Henleaze High Street. There are a number of well regarded nurseries, primary and secondary schools as well as excellent private schools close by namely Red Maids High School and Badminton.

## DESCRIPTION

A one off, unique opportunity to offer to the market this beautifully restored old flour store positioned within the heart of Westbury-on-Trym village and tucked away within a private residential cul-de-sac.

Boasting many original period features such as vaulted original ceiling with the old flour store raising wheel, exposed beams and period fireplaces. Twin chimneys to open plan living area positioned on the first floor; one with inset wood burner and one with an original restored cast iron fireplace. Four Velux windows to front and rear; three of which are electrically operated and triple sash windows to front and rear allowing light and space throughout. A quality high gloss L-shaped kitchen and open plan living area.

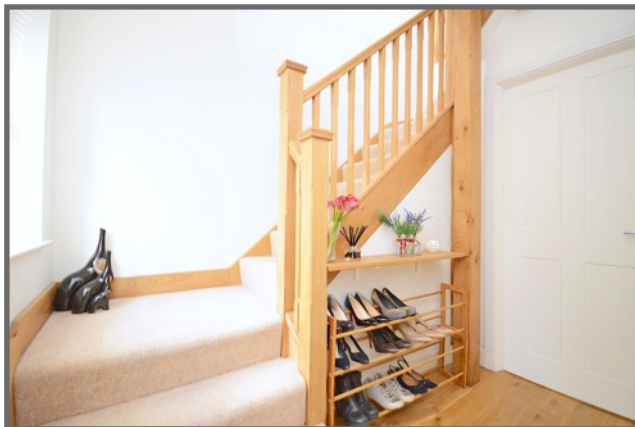
As depicted via the floorplan on the ground floor there is a large double bedroom with fitted storage, which is serviced via a fantastic shower room which has been finished to an excellent standard and exudes style and sophistication.

## OUTSIDE

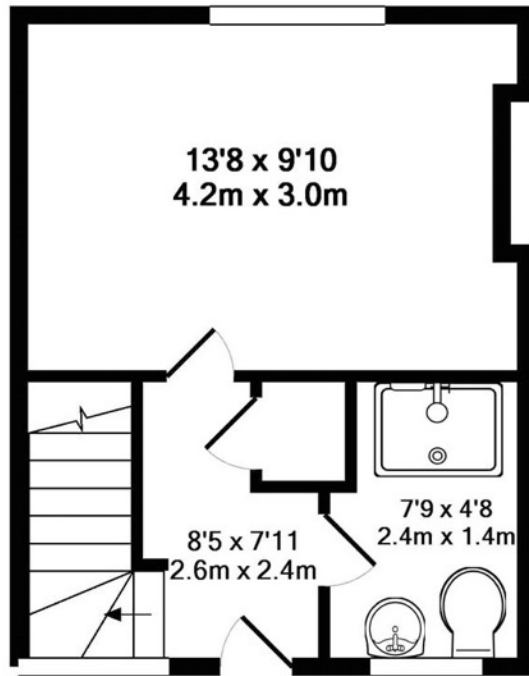
To the rear of the property is a small courtyard garden suitable for bin storage and recycling.

## DIRECTIONS

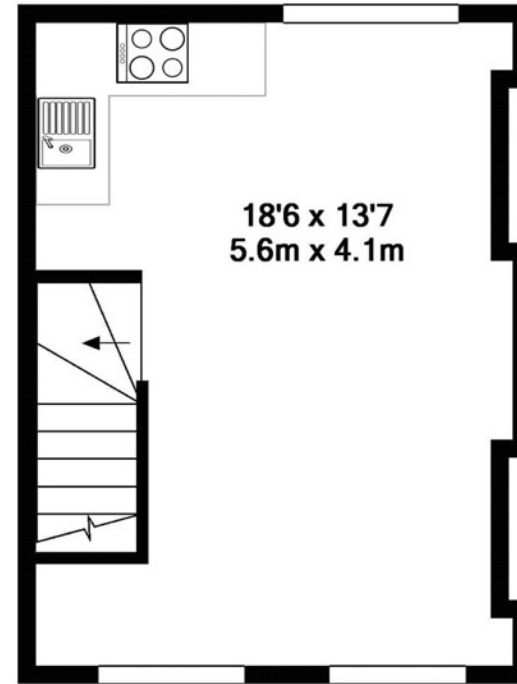
From our office in Clifton Village proceed over the downs and pass Badminton School (on your left) and St Ursula's School (on your right). Turn right on the brow of Falcondale Road into the second part of Westbury Road passing Red Maid Girl's school which runs into Westbury Hill and down to Westbury-on-Trym village centre. At the roundabout take the third exit straight ahead into High Street and Watkins Yard will be found immediately after Henbury Road on the left hand side. The property is located at the end of the drive through the gates.







GROUND FLOOR  
APPROX. FLOOR  
AREA 238 SQ.FT.  
(22.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.6 SQ.M.)

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