

# Lydstep Terrace

Southville | Bristol

Modern Living | A Development of 9 Contemporary, 5 Bedroom Townhouses



Welcome to Lydstep Terrace

Welcome to Lydstep Terrace: 9 family townhouses built in a quiet cul-de-sac directly overlooking Dame Emily Park. Each one has been architecturally designed to provide character with a modern approach to family living.

Each townhouse has three distinct but connected living areas with a large kitchen and separate study. Together with five bedrooms and five clean line bathrooms, the design offers both flexibility and contemporary luxury.



Computer Generated Image





Southville, Bristol



**Southville**

Situated on the south bank of the River Avon, Southville has a vibrant community atmosphere with an array of independent delis, shops and cafés. Walkable from Bristol centre via the lively Harbourside, Southville is an increasingly popular suburb for families, with schools, parks, restaurants and shops.

The nearby Tobacco Factory hosts exhibitions, live music and theatre productions, as well as a local farmers’ market on Sundays. Elsewhere on North Street you will find new markets, city farms and an abundance of restaurants. Wapping Wharf, just a 5-minute walk over the Gaol Ferry Bridge, offers a wealth of new independent eateries, shops and cafés.

Temple Meads railway station is within walking distance of Southville, as is Bristol city centre, which is also easily accessible using dedicated cycle lanes. Bristol Airport is also only a short drive away.

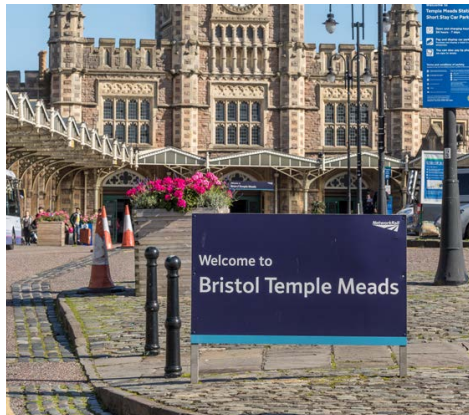
**Bristol**

Voted as the most desirable place to live by the Sunday Times, Bristol is a city diverse with culture, shopping and entertainment. Whether it is seeing a show, meeting a friend for a coffee, experiencing new world foods, learning to paddle board at the Harbour, or escaping for a country walk, it is all only a moment away.





# Culture, Shopping & Lifestyle



## Lydstep Terrace | Southville | Bristol | BS3 1DR

BS3 is one of Bristol's most sought after locations to live and an ideal location to access all that Bristol has to offer.

- |  |                             |                                 |
|--|-----------------------------|---------------------------------|
| 1. Bristol South Swimming Pool                   | 12. Grenville Smyth Park    | 24. Mud Dock Cafe               |
| 2. Southville Running Club                       | 13. Ashton Court Estate     | 25. Bristol Temple Meads        |
| 3. Riverside Walk                                | 14. Create Centre & Ecohome | 26. Bristol Old Vic             |
| 4. Bedminster Station                            | 15. SUP Bristol             | 27. Bristol Hippodrome          |
| 5. Windmill Hill City Farm                       | 16. SS Great Britain        | 28. Colston Hall                |
| 6. Victoria Park                                 | 17. We The Curious          | 29. Cabot Circus                |
| 7. Victoria Park Tennis Courts                   | 18. Bristol Aquarium        | 30. Bristol Museum              |
| 8. Tobacco Factory Cafe, Theatre & Sunday Market | 19. Millennium Square       | 31. Cabot Park/Tower            |
| 9. Bristol Beer Factory                          | 20. Harbourside             | 32. Clifton Observatory & Caves |
| 10. Redpoint Climbing Centre                     | 21. MShed                   | 33. The Downs                   |
| 11. Ashton Gate Stadium                          | 22. Wapping Wharf           | 34. Bristol Zoo                 |
|  | 23. Arncliffe               |                                 |

## Connections

Bedminster Station	0.5 Miles
Bristol Temple Meads Station	1.4 Miles
M32	2.0 Miles
Bristol Airport	6.8 Miles
M5	10 Miles





# Modern Living



## Modern Living

The architects for Lydstep Terrace have created a unique design for each house, allowing a balanced blend of family life, work life, social life and “me time”.

### Family Life

With Dame Emily Park on your doorstep and a nursery and café within the development, Lydstep Terrace townhouses are perfectly suited to family life. The heart of a home is usually the kitchen, so this has been designed to include a dining area that opens through bi-fold doors onto the garden. Also, the first-floor family room is directly connected to the kitchen from above by an internal glass balcony. On the first floor, the three living areas can operate separately or as one large space. If a film is playing in the cinema room, a quiet space can still be made in the front sitting room.

### Work Life

The study has been designed to provide for a comfortable working-from-home life. Opening up onto a private terrace with views over the park, and fitted with a kitchenette and generous desk, the study is a great place for your home office.

### Social Life

Lydstep Terrace has been designed for entertaining. Multiple living rooms can open onto each other to provide the ideal space for hosting Christmas or other important celebrations.

A generous kitchen, dedicated cinema room, garden and private terrace add further opportunities for creating that lively buzz for casual entertaining.

### Me Time

Space and detail have been designed into the master bedroom suite. A walk-in wardrobe, dual washbasins and a separate bath which, along with the quality of the fittings, gives each home a strong feeling of luxury.

Closing the bi-fold doors on the first floor will create a tranquil space in the front sitting room: perfect if you want to sit quietly with a book, or slip up to the third floor kitchenette and enjoy your glass of wine on the private terrace.





Victoria Park Bedminster



Tobacco Factory



M Shed



Wapping Wharf



Arncliffe



Harbourside Walk



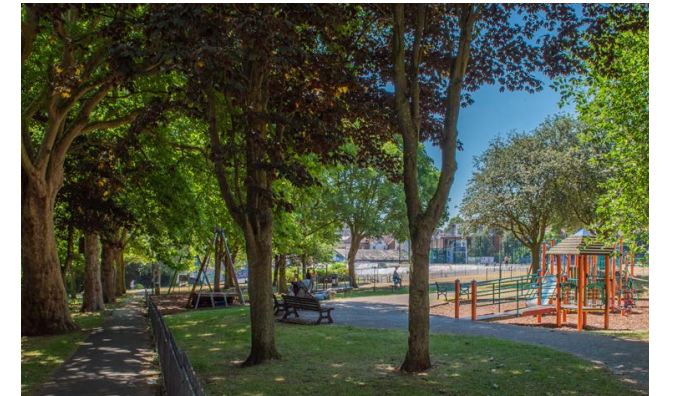
Harbourside



Bedminster



Ashton Court

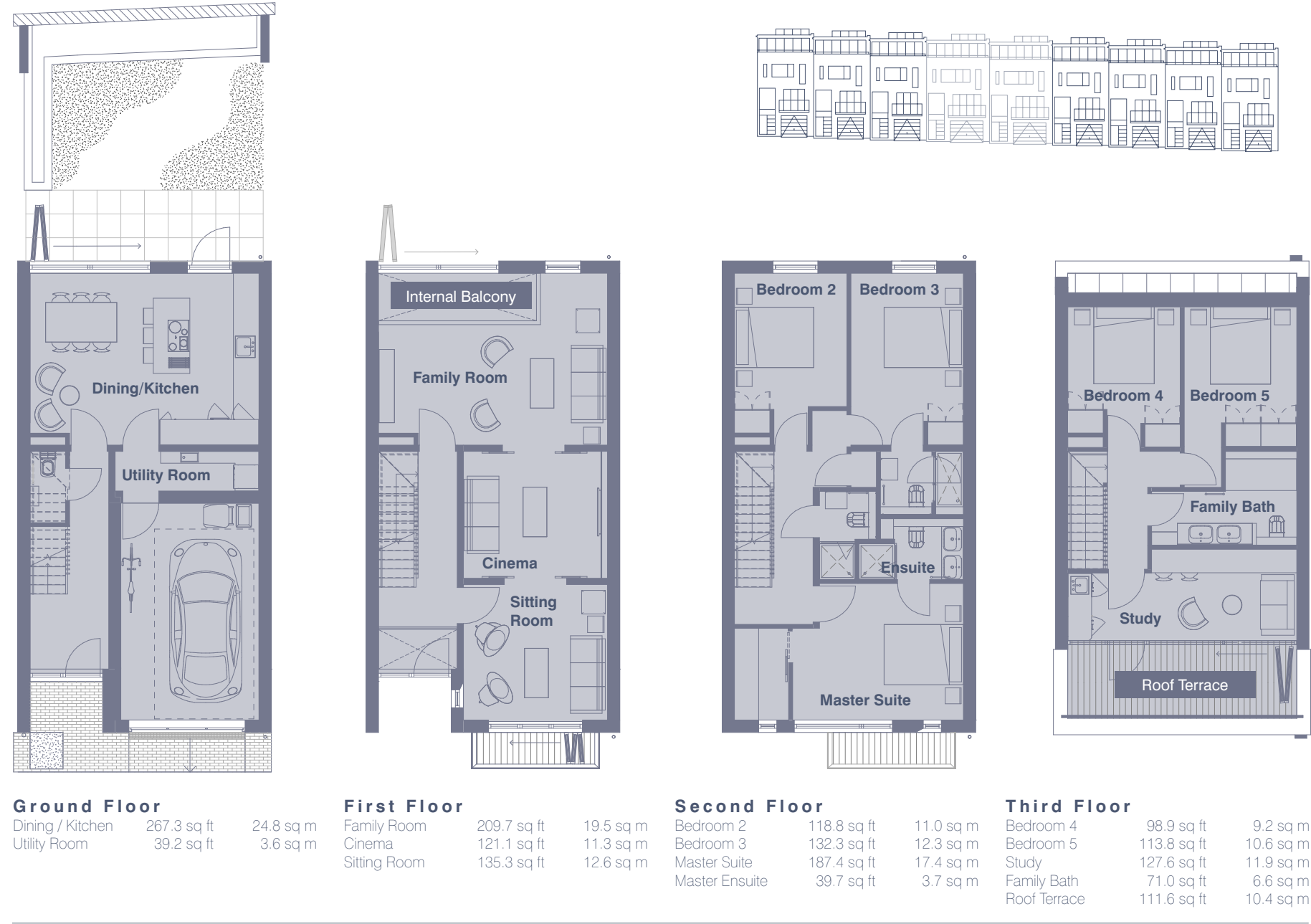


Dame Emily Park





Type A      2,322 sq ft  
215.7 sq m





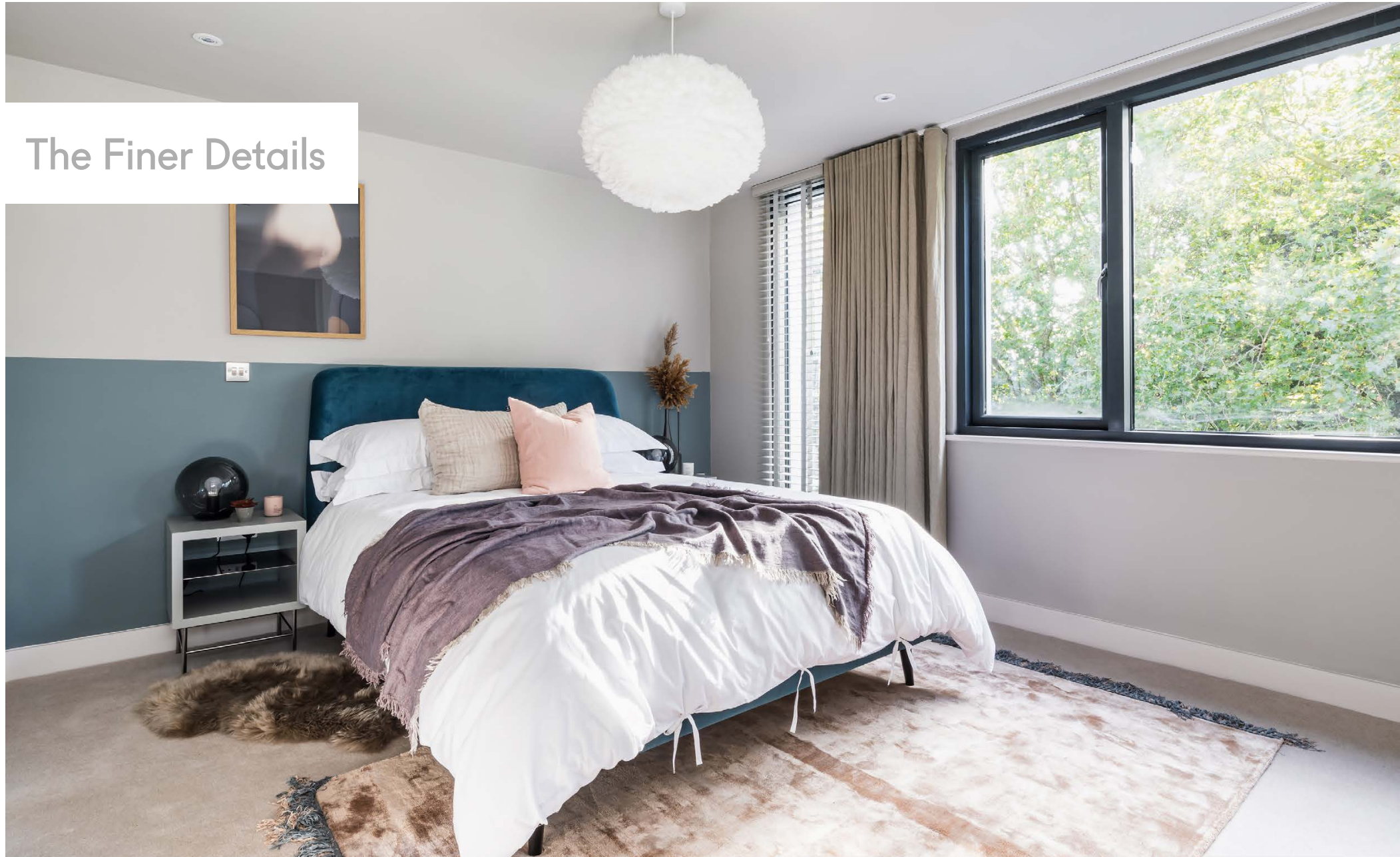


Type B

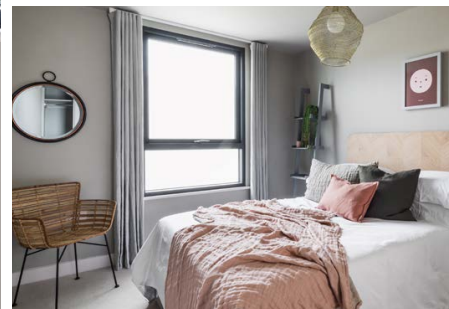
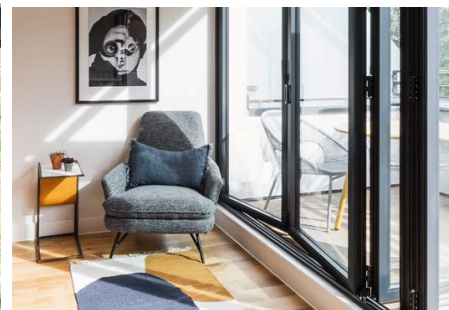
2,538 sq ft  
235.8 sq m







## The Finer Details



### Paint Finishes

- Matt emulsion paint to all interior walls
- Diamond eggshell wood doors

### Floor Finishes

- Luxury Cormar Oaklands wool carpet in all bedrooms
- Oak brushed and oiled wood in all living, hallway and kitchen

### Heating

- Underfloor heating throughout

### Lighting

- Low energy dimmable lighting in all living and kitchen

### Worktops

- Encore kitchen worktop
- Imperial quartz island worktop

### Data Wiring

- Extensive wifi and data points throughout, with a separate home cinema

### Appliances

- Fully loaded and integrated appliances; dishwasher, induction hob, stainless steel electric oven, microwave, fridge freezer, under-counter fridge, wine cooler, pull out larder with soft-close doors

### Sanitary Ware

- Contemporary white sanitary ware complimented with brass fittings

### Particular Features

- Premium Symphony Quadra fitted kitchen – modern and contemporary style with sleek lines and matt finish
- Built in wardrobes in all bedrooms
- Master suite walk-in-wardrobe and ensuite bathroom with dual washbasins and full wall mirror
- Wall mounted mirrors and heated towel rails in all bathrooms
- Fitted feature desktop along rear wall of study
- Wall-length bi-folding glass doors to private roof terrace



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## Contact

For further information please contact:

### Jessie Rowe

0117 317 1999

Jessie.Rowe@knightfrank.com



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

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