



**Court House, Tailors Court, Bristol**  
**£1,300,000**

Massive historical house in Central Bristol | Freehold

Believed to be the former home of William Miller, a very wealthy grocer, banker and merchant who died in 1781 (leaving a considerable estate), this magnificent house occupies a quaint position in the Old City of Bristol, approach by a narrow lane off Broad Street. Despite its City Centre location, it seems remarkably quiet, and being tucked away is probably unknown to many life-long Bristolians! Over recent years the three-plus storey building, which most recently was used as commercial premises (and is still rated as such), has been painstakingly converted and modernised to become a potential nine-room house of multiple occupancy, complete with state of the art fire warning systems and ample shower rooms. The property is located at the end of historic Tailors Court, a cul-de-sac lane situated off Broad Street, close to the old city walls, and offers off-street parking to the front (although, please note, access is narrow).

An impressive entrance door with elaborate portico (including an inscription "1692" which would date the building to the reign of William & Mary), opens into a grand hallway with wide staircase and attractive tiled floor. To the right is a large living room, with panelled walls, and to the left a very modern and well-equipped kitchen, plus a small utility room. Stairs from the hall lead down to a substantial cellar.

The first and second floors have the feel of a small hotel, with corridors, doors and - in some places - short flights of stairs leading to a total of nine bedrooms and four shower rooms. Further stairs lead up to the attic which provides its own hints at how the building once looked.

Automatic lighting, a state of the art fire alarm system and other essential features have been installed, yet the building retains much character, with leaded windows and bullseye panes, gorgeous double doors leading to one of the shower rooms, and a glorious arched window in one of the bedrooms.

Of obvious appeal to buy-to-let investors, this property is available with no onward chain (subject to obtaining a grant of probate).

Council Tax Band: Currently rated as a commercial property

Tenure: Freehold

#### **GROUND FLOOR:**

A grand entrance hall and staircase occupies the middle of the building, with a large living room to one side and a well-equipped kitchen opposite. There is also a pantry which has been converted into a utility room, plus stairs down to the cellar which provides plenty of storage.

#### **FIRST FLOOR:**

Corridors and doorways provide access to four bedrooms and two shower rooms.

#### **SECOND FLOOR:**

Corridors and doorways provide access to five bedrooms and two shower rooms; further stairs lead up to the attic providing yet more storage space.

#### **EXTERNAL:**

The front courtyard includes designated parking spaces for two cars.

#### **LOCATION:**

Tailors Court is a narrow lane off Broad Street situated in the Old City, not far from Bristol Bridge, St Nick's Market and Castle Park. There are shops in abundance nearby, as well as bars, cafes and other eateries, including just about every cuisine style and street foods galore! The location would suit Bristol University students and professionals working in the Centre, as well as anyone who would like a quiet place to live that is right on the doorstep of all the hubbub of city life.

#### **GENERAL:**

##### **Tenure**

Freehold.

##### **Council Tax Band**

The building is currently rated as five separate business premises as it was formerly a commercial property.

#### **IMPORTANT:**

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#### **INTERESTED?**

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further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.





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