FACTORY Nº1

BRISTOL

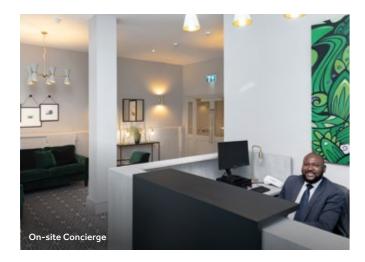
THE DIRECTOR'S SUITES

FACTORY NO.1

Once the first tobacco factory of W. D. Wills and H. O. Wills, the award-winning development Factory No.1 is now home to a collection of new build and conversion one, two and three bedroom apartments and offers a rare opportunity to own a residence with local historical significance and national importance.

Located at the gateway to Bedminster, just a short walk from Bristol city centre, and close to fantastic transport links, Factory No.1 has been crafted from the former factory's buildings and five new build apartment buildings.

Factory No.1 is a secure gated development with enhanced iconic architecture, an on-site concierge and beautifully landscaped private courtyard gardens.











Best Residential Renovation/ Redevelopment Bristol Winner





PREMIUM FULLY INCLUSIVE SPECIFICATION



SECURE ALLOCATED PARKING



LANDSCAPED COURTYARD GARDENS



GATED DEVELOPMENT



CITY CENTRE LOCATION, CLOSE TO SHOPS & RESTAURANTS



SHORT WALK TO BRISTOL TEMPLE MEADS STATION

THE DIRECTOR'S SUITES

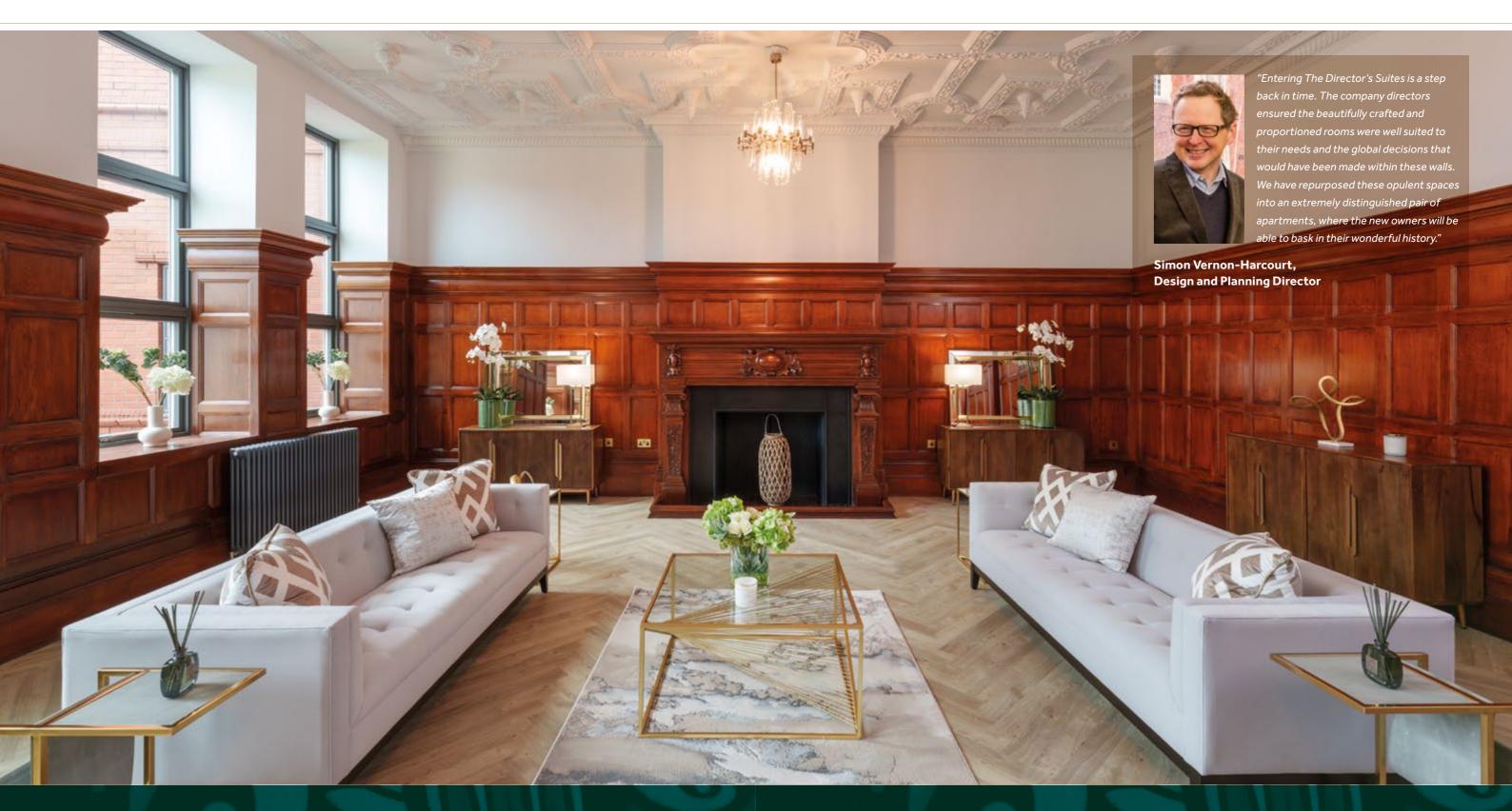
The Director's Suites are situated within Regent House, the Grade II-listed Edwardian Baroque-style building originally designed by Sir Frank Wills. With its red brick façade and distinctive green dome, it is one of Bristol's most eye-catching landmarks. The bricks, along with the striking terracotta pediment, were made at the Cattybrook Brickworks, a prominent 19th century manufacturer in the South West. As part of the development, this brickwork has been enhanced to maintain its commanding appearance.

The Director's Suites themselves formerly housed the opulent offices and boardrooms for the two executives, famous non-smokers William Day Wills and Henry Overton Wills II, as they led one of the world's largest tobacco businesses.

Now graciously revived and transformed into just two exquisite residences, The Director's Suites offer a careful synthesis of industrial homage, traditional architecture and the very best in contemporary living, with grandeur captivating these lavish two bedroom apartments. From ornate ceilings to richly restored French polished oak panelling, and the distinguished carved mantelpieces framing the cast iron fireplaces, these homes reflect the dignity of the Regent House heritage with their generous size, abundant windows and sophisticated splendour.



Scan the QR code to watch our latest video with George Clarke

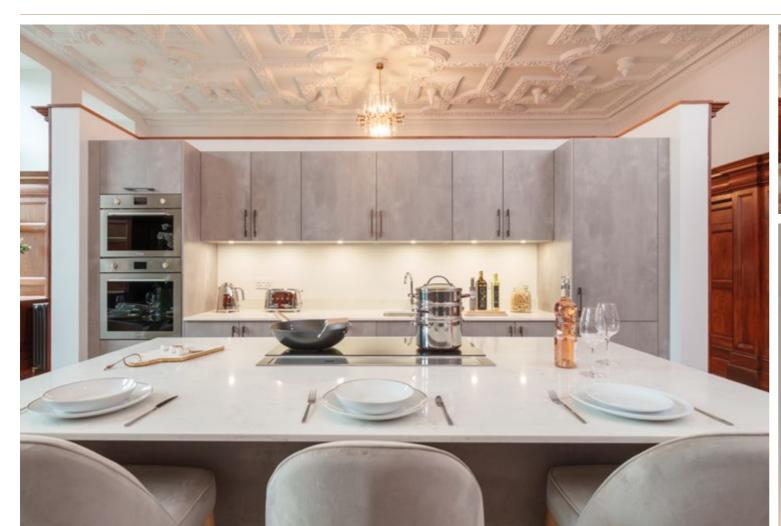


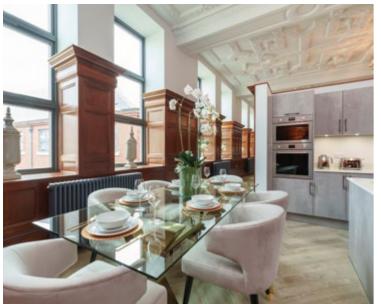
RICH IN HERITAGE, LUXURIOUS IN COMFORT

These two bedroom residences offer an unparalleled blend of beautiful historic detail and luxurious modern comfort. Period features have been meticulously restored, while the intelligent design introduces contemporary fittings that complement and enhance the heritage. The homes flow beautifully, with soaring living spaces that are both sociable and inviting, and bedrooms that evoke tranquillity and elegance.



Scan the QR Code to view the Show Home













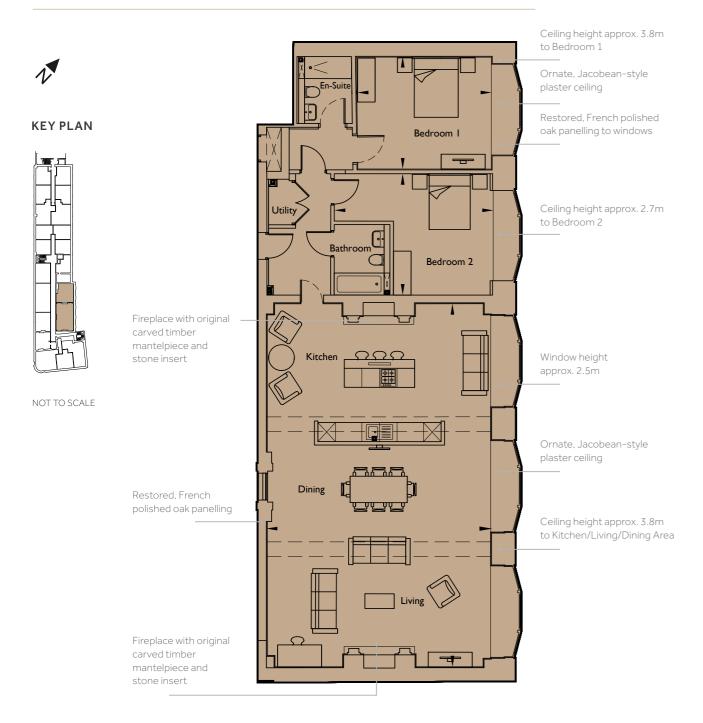


THE DIRECTOR'S SUITES

35 REGENT HOUSE (R107)

FIRST FLOOR

Total Area 1,615 sq ft (150.0 sq m)



DIMENSIONS

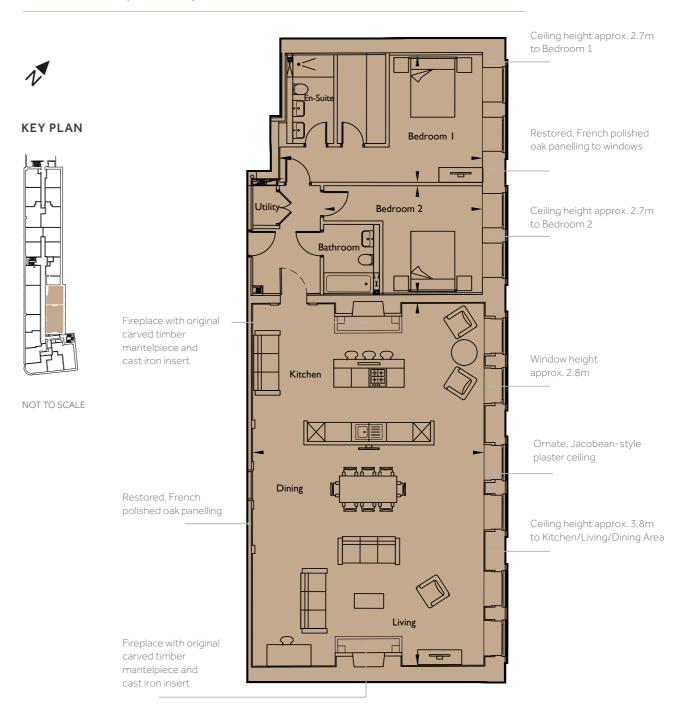
Living/Kitchen/Dining	25′ 0″ x 40′ 9″	(7.62m x 12.41m)
Bedroom 1	12'8" x 15' 1"	(3.87m x 4.60m)
Bedroom 2	13'7" x 17' 9"	(4.13m x 5.42m)

THE DIRECTOR'S SUITES

35 REGENT HOUSE (R207)

SECOND FLOOR

Total Area 1,674 sq ft (155.5 sq m)



DIMENSIONS

Living/Kitchen/Dining	25′ 11″ x 40′ 6″	(7.89m x 12.34m)
Bedroom 1	22'8" x 14' 3"	(6.91m x 4.34m)
Bedroom 2	17'9" x 12' 0"	(5.41m x 3.66m)













WHERE EVERY DETAIL HAS BEEN CAREFULLY CONSIDERED AND CRAFTED

Offering the discerning homeowner the very finest in quality and finish, City & Country's specialist in-house team has thoughtfully designed and specified every aspect of these remarkable residences.

STYLISH & FUNCTIONAL KITCHENS

- Contemporary linear kitchen with burnished brass handles
- Stone worktops, splashback and upstands
- SMEG combi microwave oven
- SMEG induction hob
- SMEG canopy extractor
- Integrated SMEG dishwasher and fridge/freezer

CONTEMPORARY BATHROOMS

- Wall hung Roca The Gap sanitaryware to all bathrooms and en-suites
- · Bathroom features:
- Vado Elements chrome brassware
- Roca chrome flush plate
- Anthracite heated towel rail
- Porcelain floor and wall tiles
- Chrome shaver socket
- En-suite features:
- Vado Elements brushed brassware
- Roca matt black flush plate
- Anthracite heated towel rail
- Retro anthracite porcelain floor and wall tiles
- Matt black shaver socket

HEATING

- Radiators and hot water powered by a communal wet heating system
- Painted column radiators to panelled kitchen/living/dining rooms
- SALUS Quantum smart thermostat²

INTERIOR FINISHES & FITTINGS

- Luxury Amtico flooring to the main hallway and living area
- 100% wool carpets in light grey to bedrooms
- Floor tiling to bathrooms and en-suites
- Dressing room to principal bedroom features hanging rails and shelves

DETAILING & MATERIALS

- Traditional panel doors and skirting
- Modern ironmongery with brushed steel finish
- Restored wood panelling and feature fireplaces
- Detailed ornate ceilings

ELECTRICAL & LIGHTING

- Combination of recessed downlights and pendant light fittings; ceiling pendants to living/dining areas and bedrooms
- Brushed brass finished switches and sockets to rooms with restored wood panelling, white finished switches and sockets to all other rooms
- · Communal satellite dish
- Internal cabling to receive a full range of broadband, digital television signals (satellite and terrestrial) and DAB/FM radio to allow for easy installation of broadband, digital and satellite television

ULTRAFAST BROADBAND & TV NETWORKS

• Fibre to the Home from Open Fibre Networks (OFNL) are providing access to multiple service providers connected to its network of end-to-end fibre optic cables. Receive up to 300Mbps to your home. The infrastructure enables increasing bandwidth requirements, allowing you to perform multiple online tasks simultaneously. A range of television services are accessible via the different broadband providers. Please ask for further details.

SECURITY

- Secure gated development with CCTV covering each of the various pedestrian and vehicular entrances
- Concierge service during specified working hours (which will vary according to stage of development)
- Video activated door entry to communal areas where applicable
- Mains operated smoke detectors to all homes

COMMUNAL AREAS

- · Retro wall and ceiling lights
- Bespoke designed carpets
- Bespoke artwork
- Bespoke feature lighting design and glass art design on main communal stairwell
- Brass ironmongery
- Restored wood panelling to first floor communal corridors
- Access to the private landscaped courtyard gardens within Factory No.1

PARKING

· Underground allocated parking



Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. The company reserves the right to alter these details at any time and without notice. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. These particulars may not be relied upon as statements of fact or representation and buyers must satisfy themselves as to their correctness. Factory No.1 is a marketing name and may not necessarily form a part of the postal address. "SALUS Smart Home Universal Gateway to be purchased by homeowner if full smart functions required. Produced July 2023.