

# Huller & Cheese

CONTEMPORARY WAREHOUSE APARTMENTS  
ON BRISTOL'S FLOATING HARBOUR



# PRIME WATERFRONT BUILDINGS REBORN

**History** & **Contemporary**

...a distinctive mix of styles,  
making for exceptional  
waterfront apartments

## **Huller House**

The Grade II listed Huller House dates from the mid 19th century and offers a wealth of unique characteristics which provide a perfect backdrop for this contemporary conversion. Built as a waterside warehouse, the original oversized double doors were historically used for loading goods on to merchant ships. The building boasts enviable features including brick facades and large window openings together with huge timber beams which sit on cast iron columns. From 1945, Huller House was used by the stilton producer, A. Matthews and Skales, now known as the Cropwell Bishop Creamery.



Photograph courtesy of Cropwell Bishop Creamery,  
one of 6 worldwide Stilton producers.

## **The Cheese Factory**

The Cheese Factory is the conversion of the former Cheese Warehouse. It was an early barley mill and granary, and became known as the Cheese Warehouse from 1964 when it was used for the storage of cheese by Western Wharves Ltd. Original features include winch brackets dating from the 1930s and projecting harbourside loading bays. The concrete columns and industrial features inside the building will also be preserved as part of the restoration.



Historic Western Wharves signage on the eastern elevation pilasters.



## Heritage & Culture

...a city famed for its maritime history as much as its contemporary culture

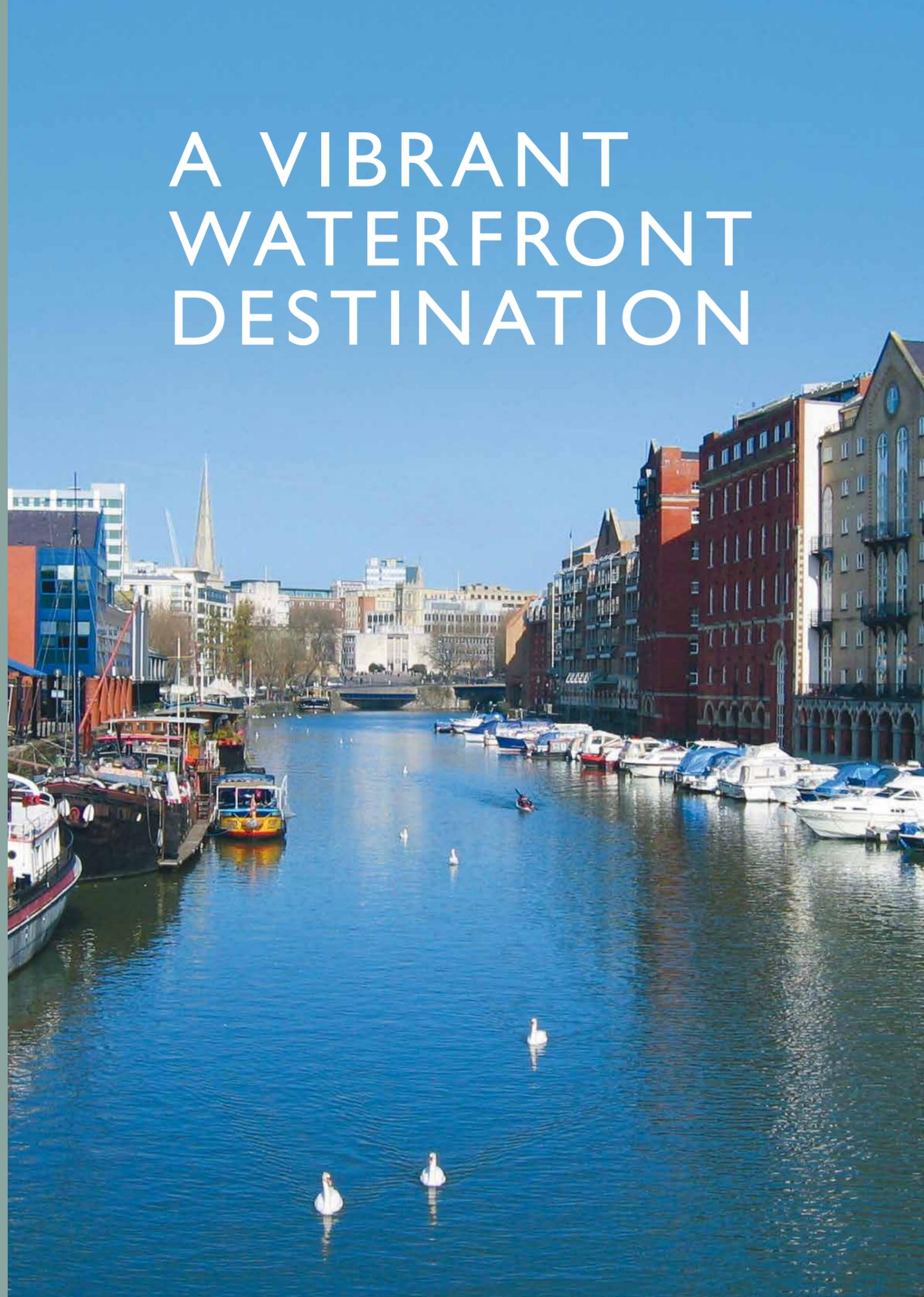
Bristol's Floating Harbour is a man-made inlet, dating from 1809, which has become a cosmopolitan destination for shopping, dining and contemporary waterfront living.

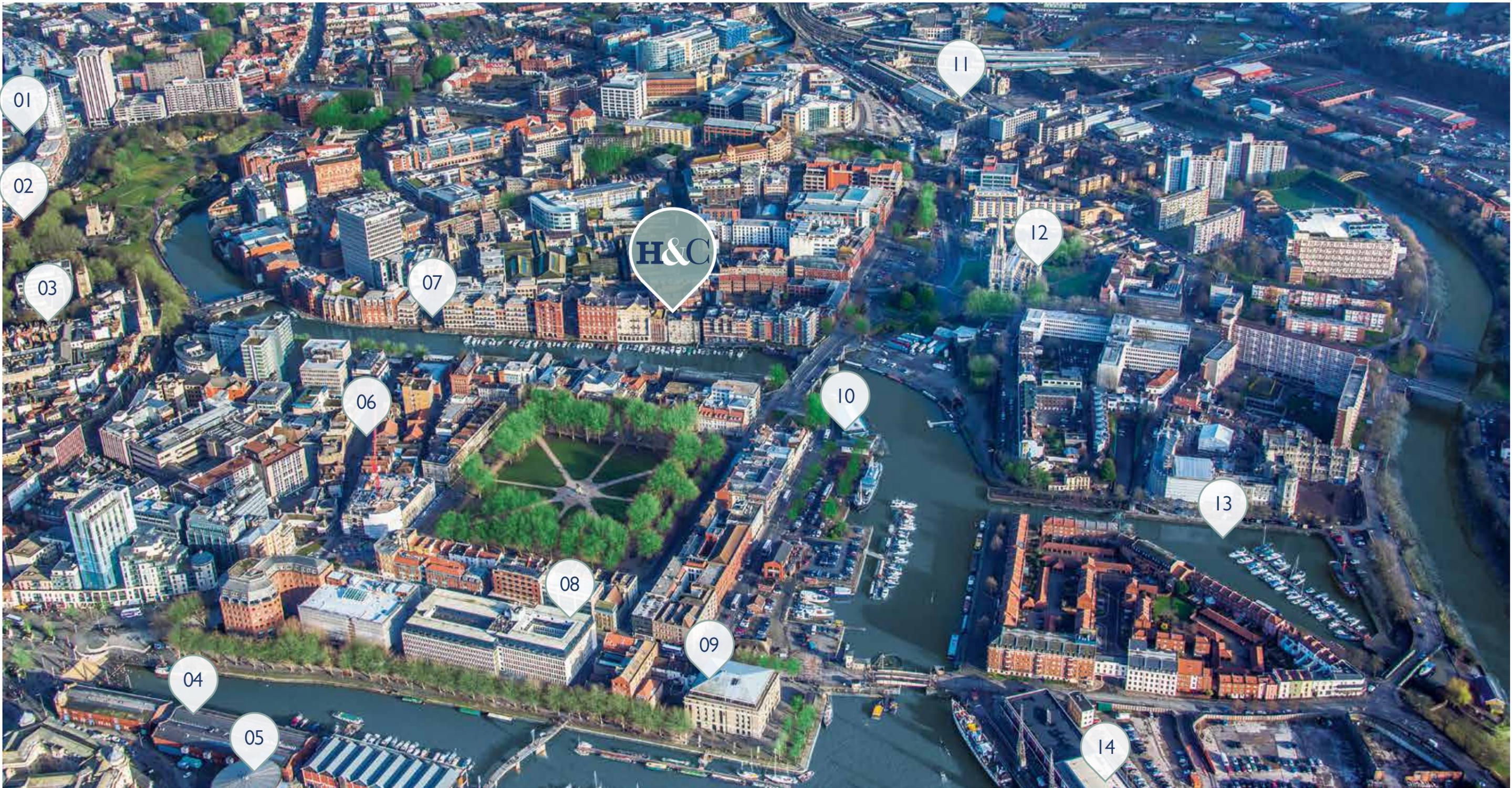
Huller & Cheese offers a rare opportunity to acquire a slice of history, in the heart of this much coveted area of Bristol.

The bustling waterfront and vibrant streets offer a diverse and eclectic environment with shopping ranging from fashionable boutiques through to street markets. There is an infinite array of well-known, independent bars, restaurants and cafes offering al fresco and waterside dining.

The area is steeped in both entertainment and culture with theatres, galleries, museums and nightlife venues. There is something for everyone, from historic to contemporary, from maritime to artistic.

# A VIBRANT WATERFRONT DESTINATION





*“From Brunel to Banksy via a great choice of housing, a revitalised harbour and excellent transport links, Bristol’s got the lot ”*

Sunday Times, Best Places to Live in Britain

- |    |                                    |    |                               |
|----|------------------------------------|----|-------------------------------|
| 01 | CABOT CIRCUS                       | 08 | THE BRISTOL HOTEL             |
| 02 | GALLERIES SHOPPING CENTRE          | 09 | ARNOLFINI ART GALLERY         |
| 03 | ST NICHOLAS MARKET                 | 10 | RIVERSTATION BAR & RESTAURANT |
| 04 | THE WATERSHED                      | 11 | BRISTOL TEMPLE MEADS STATION  |
| 05 | BRISTOL AQUARIUM                   | 12 | ST MARY REDCLIFFE             |
| 06 | BRISTOL OLD VIC AND LITTLE THEATRE | 13 | BATHURST BASIN                |
| 07 | REDCLIFFE BACKS FERRY STOP         | 14 | THE M SHED                    |

# HULLER & CHEESE



## SITE AND PARKING PLAN

These two distinct buildings have been converted to create an exciting collection of contemporary apartments overlooking Bristol's Floating Harbour.

Featuring exposed brick and ironwork in Huller House, to oversized windows and concrete columns in The Cheese Factory, the blend of the original features with stylish modern fittings offers unique and elegant homes.



These preliminary plans are intended only as a guide and may have changed during construction. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. Not to scale.

# PENTHOUSES



## PANORAMIC VIEWS OVER THE HARBOUR

With the addition of two brand new storeys crowning the building, six outstanding and spacious penthouse apartments have been created. They represent contemporary waterside living at its very best, with a focus on light airy living space, a top of the range specification and panoramic views across the harbourside and city centre.

In contrast to the rest of this heritage building, the penthouses are unashamedly modern in their design, incorporating full height glazed windows and doors leading out to spacious terraces. Enclosed with glass and steel balustrades, there could not be a better vantage point to enjoy the panoramic views over Bristol. Interiors are designed with meticulous attention to detail and include engineered oak flooring and sleek designer kitchens, perfect for those who love to entertain.

### KITCHEN

- Contemporary designer kitchens by Alno featuring wide, handle-free cupboards and drawers in Kaschmir
- Tebas Black Silestone worktops with matching up-stand and full height splash back to hob
- Stainless steel under mounted square 1 1/2 bowl sink with chrome mixer tap
- Food preparation island and breakfast bar on selected apartments
- Integrated appliances including:
  - Stainless steel oven
  - Stainless steel microwave
  - 5-zone touch control induction hob
  - Multifunction dishwasher
  - Wine cooler
  - Fridge/freezer
- Fully intergrated LED lighting
- Condensing washer/dryer in utility or store cupboard
- Metal socket outlets and switches

### BATHROOM

- Contemporary suite:
  - Villeroy & Boch wall mounted WC
  - Villeroy & Boch ceramic basin featuring Grohe mixer tap
  - White bath with hand shower attachment and fixed overhead shower
- En-suite; separate shower tray with glazed shower screen and large Grohe chrome showerhead
- Chrome heated towel rail
- Porcelanosa Shine Niquel ceramic wall tiles and Ferroker porcelain floor tiles
- Demisting back lit mirror

### INTERIOR FINISHES

- Wide plank oak timber engineered flooring
- Neutral colour luxury carpet to bedrooms
- Ceilings, walls, skirting and architraves finished in matt emulsion
- Wardrobe/walk-in wardrobes to bedrooms
- Underfloor heating to all rooms

### WINDOWS AND DOORS

- Timber veneered entrance and white internal doors with brushed-steel door furniture
- Rationel double glazed windows with glazed French doors. A grey polyester powder-coated aluminium external finish and white internal timber surround
- Balconies finished in glass and steel with low maintenance composite decking

### ELECTRICAL FITTINGS AND HOME ENTERTAINMENT / COMMUNICATIONS

- Pre-wired for digital multi-room television with TV outlet to living room and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- Fixed recessed down-lighting to kitchen and bathroom
- Contemporary style moulded metal socket outlets and switches throughout
- Hyperoptic fibre optic broadband pre wired to all homes

### SECURITY

- Video entry system and electronic access to communal areas
- Main supply smoke/heat detectors to apartments and common areas

### COMMUNAL AREAS

- Urban Retreat Stone carpeting to all corridors
- Neutral painted walls, skirting and architraves
- External access to bike store. Storage lock up facilities available under licence
- Allocated parking for each penthouse apartment to the front of the building
- Landscaping to the front of the building



**ALNO**

**Villeroy & Boch**  
1796

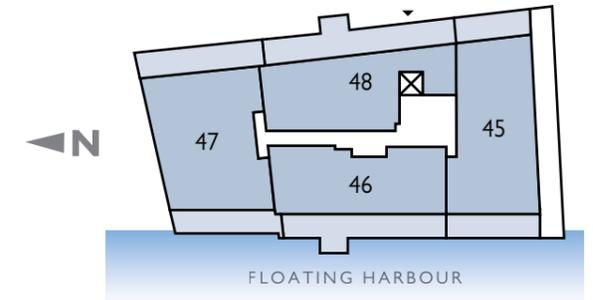
\* Your attention is drawn to the fact that it may not be possible to offer the branded products and certain specifications as outlined in the above. In such cases, a comparable alternative will be provided. Generator South West reserve the right to make these changes as required. Please note it may be possible for purchasers to customise the specifications of their apartment but this is subject to programme.

# Fifth floor penthouses



## KEY

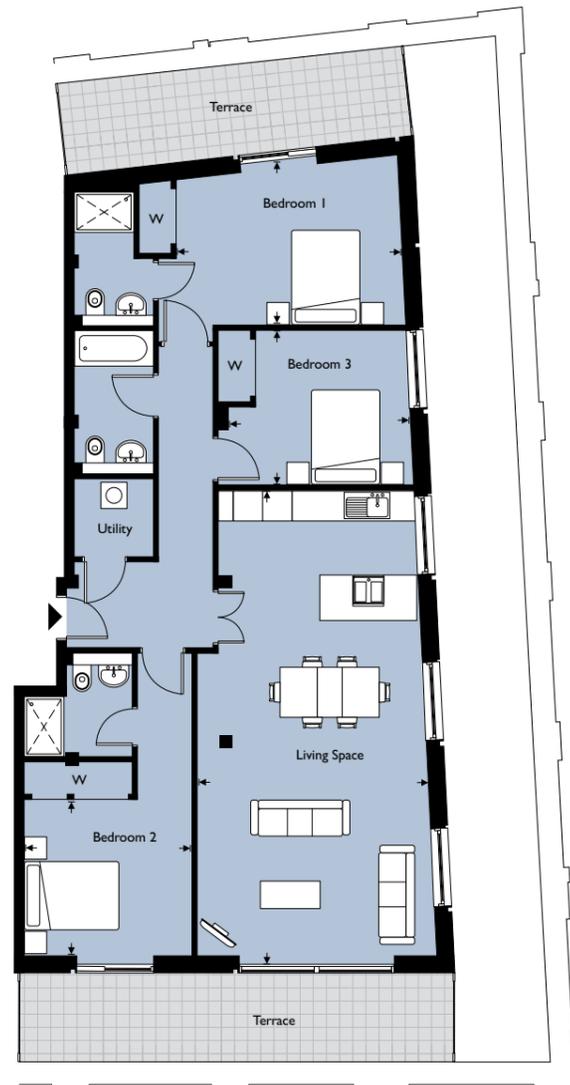
- ↔ Room dimensions taken from this point
- ⊞ Boiler Cupboard
- S Store / Washer/dryer
- W Wardrobe
- Columns



### Penthouse 45

Three bedroom, triple aspect penthouse with terraces

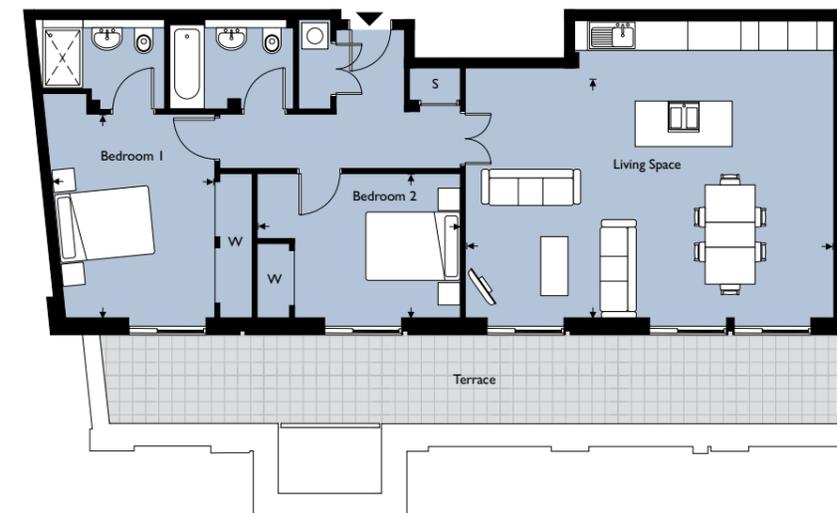
Living space	9.61m × 4.66m	31' 6" × 15' 3"
Bedroom 1	3.34m × 4.56m	10' 11" × 14' 11"
Bedroom 2	3.21m × 3.38m	10' 6" × 11' 1"
Bedroom 3	2.95m × 3.11m	9' 8" × 10' 2"
	116.29 m <sup>2</sup>	1252 sq.ft.



### Penthouse 46

Two bedroom penthouse with terrace

Living space	6.07m × 7.44m	19' 11" × 24' 5"
Bedroom 1	4.16m × 3.29m	13' 7" × 10' 10"
Bedroom 2	2.96m × 4.09m	9' 8" × 13' 5"
	93.22 m <sup>2</sup>	1003 sq.ft.

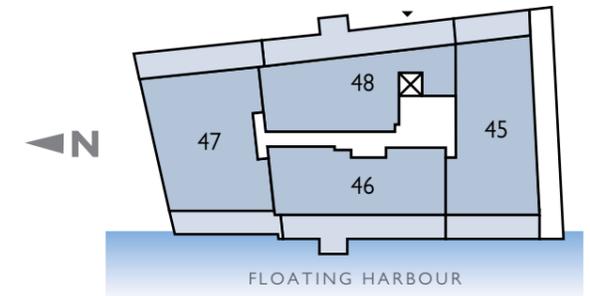


# Fifth floor penthouses



## KEY

- ↔ Room dimensions taken from this point
- ⊞ Boiler Cupboard
- S Store / Washer/dryer
- W Wardrobe
- Columns



### Penthouse 47

Three bedroom, double aspect penthouse with terraces

Living space	5.11m × 9.46m	16' 9" × 31' 0"
Bedroom 1	3.42m × 3.66m	11' 3" × 12' 1"
Bedroom 2	2.99m × 2.75m	9' 9" × 9' 0"
Bedroom 3	3.28m × 3.03m	10' 8" × 9' 9"
	120.92 m <sup>2</sup>	1302 sq.ft.



### Penthouse 48

Two bedroom penthouse with terrace

Living space	7.11m × 4.25m	23' 3" × 13' 11"
Kitchen/Diner	4.50m × 3.20m	14' 8" × 10' 5"
Bedroom 1	4.40m × 3.70m	14' 4" × 12' 1"
Bedroom 2	3.05m × 3.50m	10' 0" × 11' 51"
	96.93 m <sup>2</sup>	1043sq.ft.

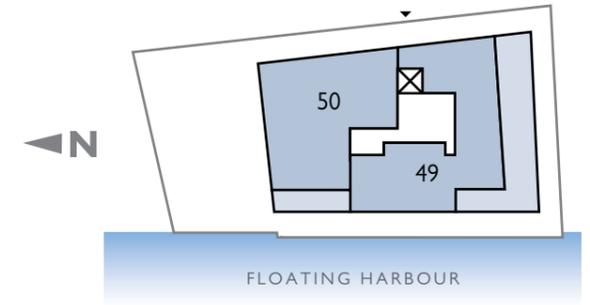


# Sixth floor penthouses



## KEY

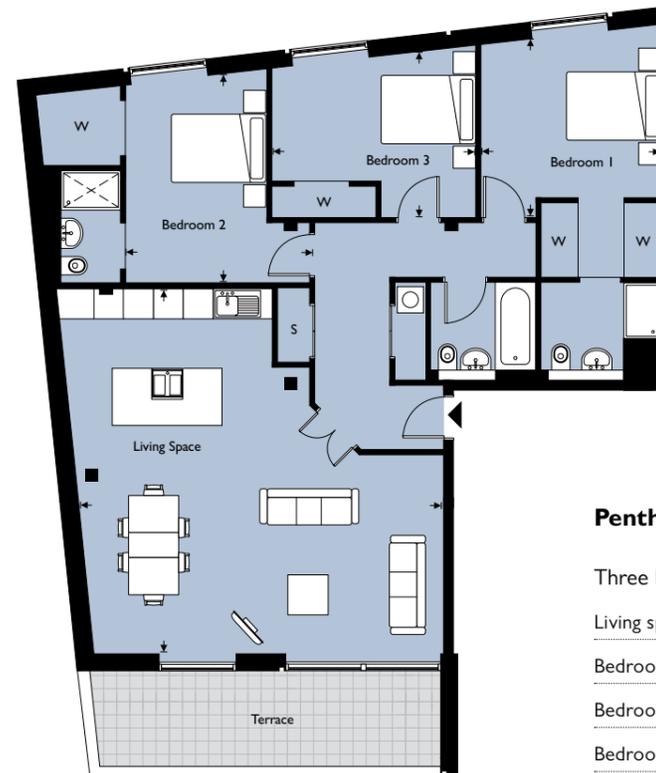
- ↔ Room dimensions taken from this point
- ⊞ Boiler Cupboard
- S Store / Washer/dryer
- W Wardrobe
- Columns



### Penthouse 49

Three bedroom, triple aspect penthouse with terrace

Living space	6.06m × 9.50m	19' 10" × 31' 2"
Bedroom 1	3.34m × 4.23m	10' 11" × 13' 10"
Bedroom 2	3.64m × 3.05m	11' 11" × 10' 0"
Bedroom 3	3.28m × 3.49m	10' 9" × 11' 5"
	130.32 m <sup>2</sup>	1402 sq.ft.



### Penthouse 50

Three bedroom, double aspect penthouse with terrace

Living space	7.82m × 7.38m	25' 8" × 24' 2"
Bedroom 1	3.63m × 3.63m	11' 9" × 11' 9"
Bedroom 2	4.20m × 3.64m	13' 8" × 11' 9"
Bedroom 3	3.35m × 4.11m	10' 11" × 13' 5"
	122.74 m <sup>2</sup>	1321 sq.ft.



## Nearby Further afield

Huller and Cheese is in the heart of Bristol's floating harbour within easy walking distance of Bristol City centre, Bristol Temple Meads station and the University of Bristol. The waterside location means that residents can easily take advantage of the water routes around the city.

### BY TRAIN

CARDIFF	43 mins
BIRMINGHAM	69 mins
OXFORD	86 mins
LONDON PADDINGTON	98 mins

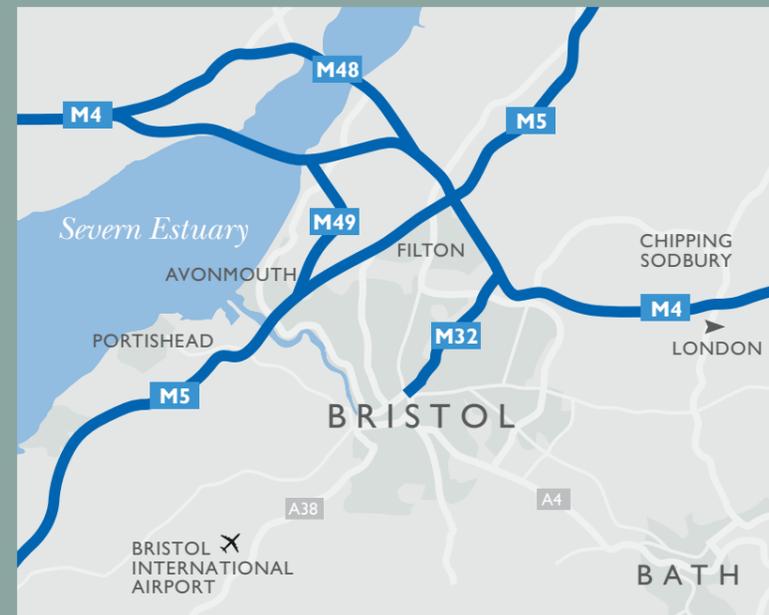
### ON FOOT

BRISTOL FERRY	175 yards
QUEEN SQUARE	200 yards
MILLENNIUM SQUARE	0.5 mile
BRISTOL TEMPLE MEADS	700 yards
CABOT CIRCUS	0.7 mile
BRISTOL UNIVERSITY	1 mile

### BY ROAD

M32	1.8 miles
CLIFTON BRIDGE	4 miles
BRISTOL AIRPORT	9 miles
M4	10 miles
M5	13 miles

Source: Times based on Google maps, February 2016 and thetrainline.com



Just a short walk to Bristol Temple Meads, a major public transport hub with bus & coach services and a ferry to the city centre. Trains include services to London Paddington, Cardiff, Birmingham and other UK cities. Work is underway for electrification of the Bristol – London line, which will reduce journey times to London by over 20 minutes\*

Less than 2 miles away is the M32, which provides easy access to the M4 and M5 and the road network.

Further afield, Bristol Airport is undergoing an expansion programme and offers flights to a range of UK and European destinations.

\* Source DfT



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