



Gloucester Road, Bishopston, Bristol, BS7 8NX

Approximate Gross Internal Area = 187.8 sq m / 2021 sq ft
(Including Cellar)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID971088)

251a Gloucester Road

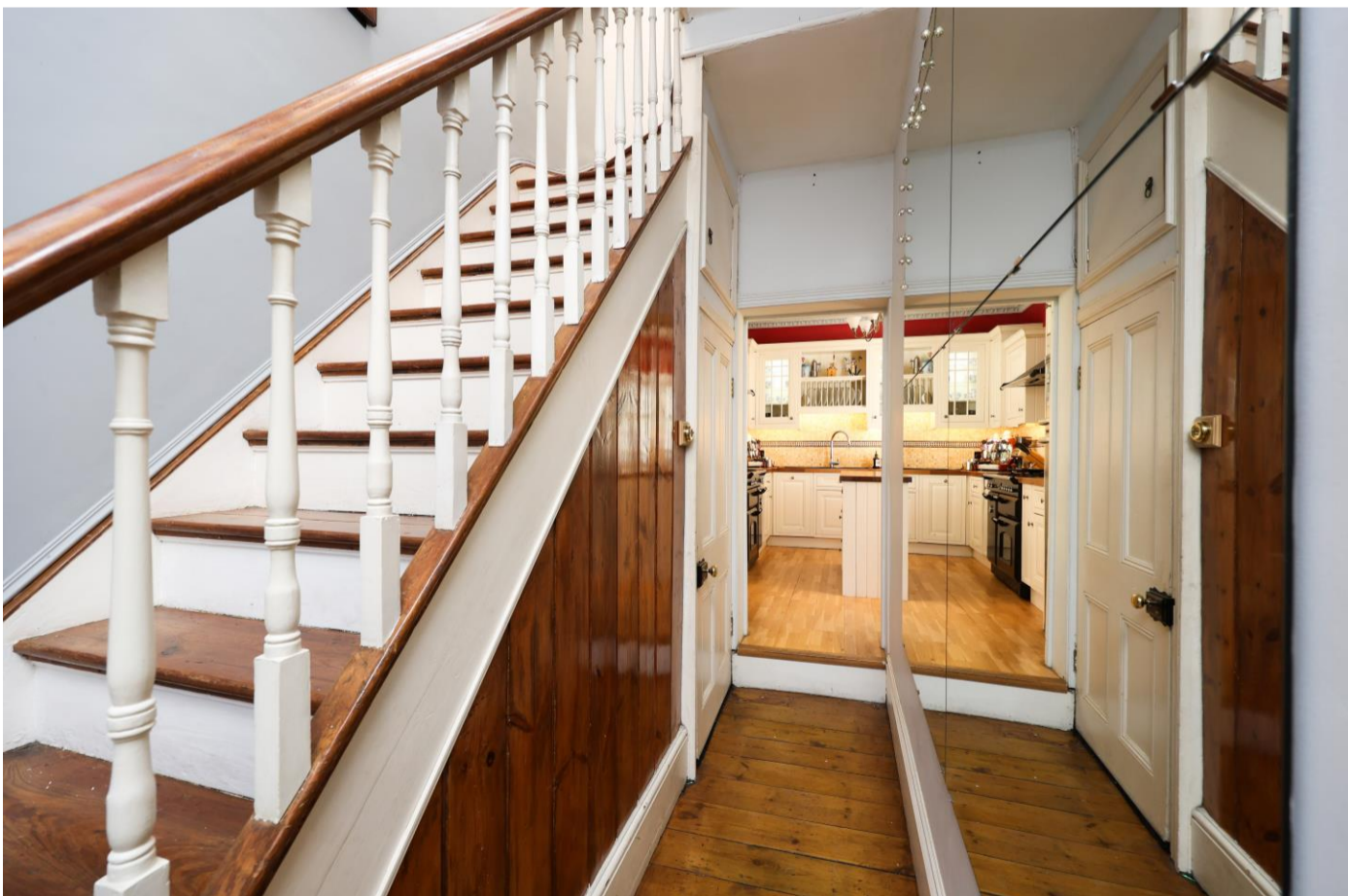
Bishopston, Bristol, BS7 8NX.

- over 2000 SQFT
- Immaculate condition throughout with underfloor heating and farrow and ball paint
- Many original features retained and repaired
- Bursting with potential with planning permission to excavate the basement and add an orangery
- Potential to have four spacious bedrooms

Bursting with potential! A fine example of a family character home set just off of the bustling Gloucester Road! High Ceilings, cornice and fireplaces, this stunning property is full of character and features whilst offering spacious and diverse accommodation with over 2000 Sqft. Lovingly cared for by the current owners the property has had its original ceiling mouldings refurbished along with the 8 fireplaces to bring this home back to its former glory. The property enjoys close proximity to an array of independent shops, cafes and bars, whilst have great transport links into central Bristol, Clifton and Redland.

Beautifully maintained the entrance hall is truly inviting with doors to both reception rooms and the kitchen. Whilst stairs lead to both the upper floor and basement level. The dual aspect lounge/dining room is flooded with light and has an amazing Bay fronted window. The fireplaces have been refurbished and are in working order. Underfloor heating, original wooden flooring and Farrow & Ball paint give this amazing space the perfect finish.

Walking back through the hall you will find the kitchen. Finished to a traditional style the kitchen has a range of matching wall and base units and an impressive island with storage, worktop space and seating. A window looks onto the side courtyard whilst a doorway leads through to the utility room, Downstairs WC and garden access. An extremely useful space the utility room has provisions for a number of appliances and well as plenty of storage. The Downstairs WC has recently been refitted to a modern standard. Planning permission has been granted (please see the planning portal link below) for a Victorian style orangery. This would make a modern, large Light filled kitchen/living/ diner whilst retaining the properties character.



The grand staircase rises to the first floor landing, flooded with natural light by a Velux style window. Continuing with the character the first floor rooms have incredibly high ceilings, renovated Ceiling mouldings and fireplaces. Currently laid out as a three bedroom property, there is the option to utilise it as a four bedrooms. One of the double bedrooms is used to gain access to the bathroom. The current owners removed the wall which gave the bedroom and bathroom separate access. The front bedroom offers a stunning view over Bristol from its large triple window and is a great sized double room. Overlooking the garden to the rear is another great sized double. The family bathroom is finished to an exacting modern standard with freestanding slipper bath, walk in double shower and underfloor heating.

Accessed via the entrance hall there is a set of stairs leading to the basement rooms. Currently used as storage the vendors have had planning permission granted to excavate and create two useable rooms (please see planning portal link below) this would include the addition of a front lightwell and bay window.

Private and mature! The rear garden is a true oasis of calm with mature rosebushes and plants. The side courtyard is a lovely area for alfresco dining whilst the rear is a perfect space for raised borders and plants. To the front is a raised lawned garden with a mature "David Austin" Rose bush and stairs providing access to the front door. Orangery Planning portal link- 19/02216/H
Basement Excavation planning Portal link- 18/05814/H



Directions

Energy Performance Certificate
Rating D

