

The Hawthorns 25 London Road, Warmley, Bristol, BS30 5JB



£1,000,000

A substantial five bedroom period home that sits within landscaped gardens and offers the additional benefit of a detached coach house.

- Detached
- Four Reception rooms
- Kitchen/dining room
- Utility room
- Five bedrooms
- Two en suites
- Family bathroom
- Coach House
- Gardens

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This impressive Victorian detached home, with a separate coach house, is ideally located between Bath and Bristol, offering spacious, flexible living perfect for modern family life.

Accessed via electric gates, the property features a sweeping driveway, a gravel forecourt, a double carport, and a coach house with additional garage space and accommodation above. The house itself boasts a striking stone façade, bay windows, and three floors of family living.

Built in 1896 and thoughtfully updated, the property balances historic charm with modern convenience. The versatile layout is well suited to growing families or those looking for multi-generational living. Inside, a spacious hallway with oak parquet floors leads to a grand sitting room with a Minster stone fireplace. Double doors open to the rear garden, creating a seamless flow for indoor-outdoor living. The formal dining room features an 8-foot Minster fireplace with a maritime frieze and stained-glass window. The large kitchen/family room is a chef's dream, with Blue Pearl granite countertops, dual ovens, and a range cooker with gas hob. An archway leads to a snug with double doors to the terrace, while a nearby wet room and laundry room could be converted into a guest suite. On the first floor, there are four bedrooms, including an en suite master and a modern bathroom with a corner Jacuzzi tub. The second floor features a peaceful bedroom retreat with a wet room and a cozy nook for storage or seating.

The gardens offer various areas to relax, including a timber cabin ideal for a home office and a large terrace perfect for entertaining. A raised gazebo overlooks a delightful koi pond.

The home further benefits from a detached coach house that provides garaging for two vehicles, a gym, an office, and a wet room, offering potential for a home business or rental income.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 1.7m (16'8" x 5'6")

Stain glass lead inset window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 4.6m x 4.6m into bay (15'1" x 15'1" into bay)

Double glazed bay window to front aspect, feature fireplace with stone mantel and harth, radiator, power points.

RECEPTION THREE 4.3m x 3.5m (14'1" x 11'5")

Double glazed window to side aspect, double glazed French doors to rear aspect, radiator, power points, opening leading to Reception Two.

RECEPTION TWO 4.4m x 4.4m into bay (14'5" x 14'5" into bay)

Double glazed bay window to front aspect, double glazed window to side aspect, feature open fireplace with stone surround, radiator, power points.

KITCHEN/DINING ROOM 7m x 5.4m narrowing to 4.3m (22'11" x 16'4", 13'1" narrowing to 14'1")

Dual aspect double glazed windows to rear and side aspects, three double glazed velux style windows to roofline. Bespoke built kitchen comprising range of matching wall and base units with Blue pearl granite work surfaces, bowl and a half sink with mixer tap over, range of integrated appliances including six ring Range oven set into chimney recess with extractor fan over, double electric oven, fridge, freezer and dishwasher. Centrepiece island with inset breakfast bar, power points, granite splashbacks to all wet areas, radiator, ample space for family sized dining table, underfloor heating, door leading to Utility room, door leading to Utility room.

RECEPTION FOUR 5m x 3m (16'4" x 9'10")

Double glazed French doors to side aspect, radiator, power points, door to Utility room

UTILITY ROOM 3.3m x 2.8m (10'9" x 9'2")

Dual aspect double glazed windows to front and side aspects, double glazed door to side aspect into garden, range of matching wall and base units with roll top work surfaces, stainless steel sink, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas, door leading to shower room.

WET ROOM 2.2m x 1.9m (7'2" x 6'2")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower with mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.1m x 1.8m (13'5" x 5'10")

Radiator, power points, stairs rising to second floor, doors leading to rooms.

BEDROOM TWO 4.5m x 3.7m (14'9" x 12'1")

Double glazed window to front aspect, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.6m x 1.5m (8'6" x 4'11")

Double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 5m x 3.6m (16'4" x 11'9")

Double glazed window to front aspect, radiator, power points.

BEDROOM FOUR 3.8m x 3.5m (12'5" x 11'5")

Double glazed window to side aspect, radiator, power points.

BEDROOM FIVE 3.4m x 2.9m (11'1" x 9'6")

Double glazed window to side aspect, an array of built in wardrobes, radiator, power points.

BATHROOM 2.3m x 2.2m (7'6" x 7'2")

Dual glazed window to rear aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled corner spa bath with mixer tap over, radiator, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 4.9m x 1m (16'0" x 3'3")

Double glazed window to side aspect, door leading to bedroom one

BEDROOM ONE 6.3m x 4m (restricted head height in places) (20'8" x 13'4" (restricted head height in places))

Dual aspect double glazed windows to front and side aspects, radiators, power points, access to snug area.

SNUG AREA 3.7m x 2.2m (12'1" x 7'2")

Restricted head height in places, double velux style window to roofline, power points.

