



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

6 Vicarage Road, Bishopsworth, Bristol, BS13 8ES

6 Vicarage Road, Bishopsworth, Bristol, BS13 8ES

Guide Price £650,000

Nestled in the charming area of Bishopsworth, tucked away, is this delightful three bedroom detached bungalow offered with a self contained annex offering the perfect blend of comfort, versatility and lifestyle living. The property boasts a welcoming large entrance hall with original parquet flooring leading into the living area, creating a sense of character and flow from the moment you step inside. With well proportioned bedrooms and a spacious reception room, the property provides a warm and inviting space for relaxation and entertaining.

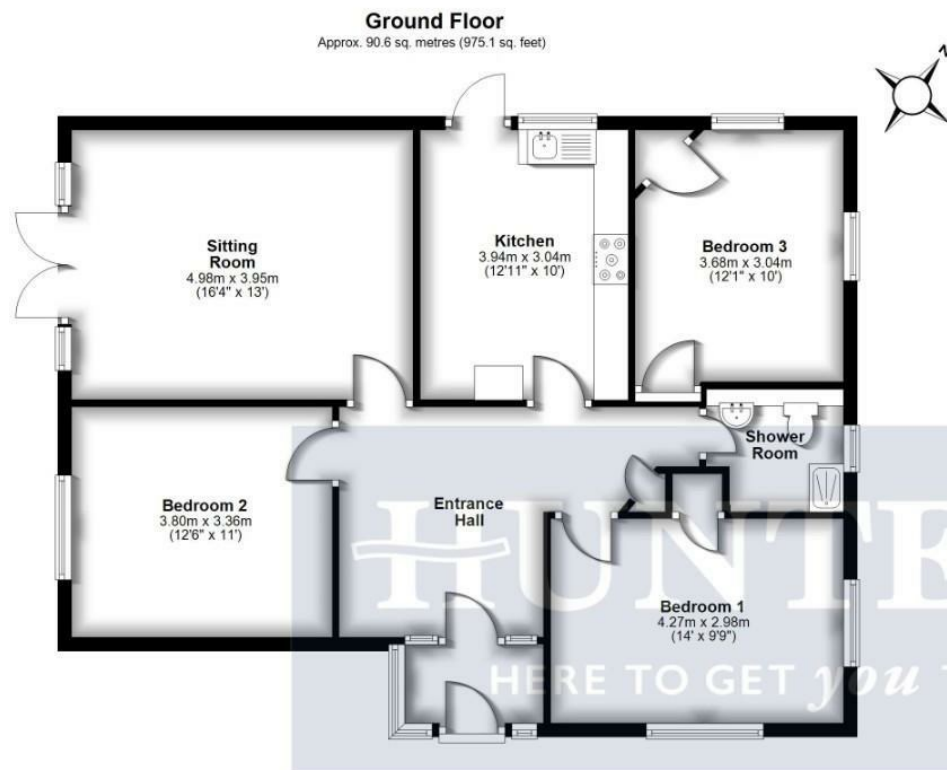
One of the standout features of this home is the converted barn/annex previously run as a successful Airbnb. Complete with office space, a sauna, lounge, kitchenette and a Murphy bed. This annex offers exceptional flexibility as guest accommodation, or dedicated workspace.

The exterior is equally impressive. The property enjoys a unique wrap-around garden, beautifully landscaped and lovingly maintained, with mature planting and a magnificent walnut tree as its centrepiece. Whether you're cultivating a garden, hosting summer barbecues, or simply unwinding in nature, this private oasis offers something for everyone.

Practicality has not been overlooked, with a large garage and workshop providing ample storage and space for hobbies or projects. A generous driveway ensures convenient off-street parking for multiple vehicles.

This home is more than just a place to live – it's a lifestyle choice that combines tranquillity with practicality. With its versatile spaces, established gardens, and prime location, this is a rare opportunity in the Bristol market.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
bishopsworth@hunters.com | www.hunters.com

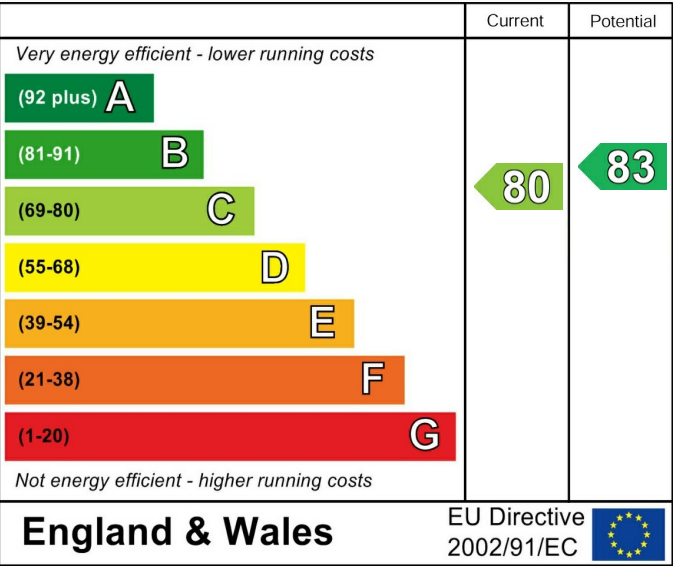


Total area: approx. 182.9 sq. metres (1968.7 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 83        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









