



**Montpelier - Guide price £800,000**

3 bed end of terrace house

16 Fairfield Road, BS6 5JP







TOTAL APPROX. FLOOR AREA 1615 SQ. FT. (150.1 SQ. M.)  
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A very rare opportunity to purchase a generous plot in the sought after Montpelier area. Box Cottage was built in 1806 and still retains much of its original features and character. Of particular note here is the circa 140' x 32' rear garden, leading all the way down to and fronting Cobourgh Road. A Stable building - turned garage is accessed here and subject to necessary consents being obtained could have a number of different potentials. The property has a beautiful double fronted facade at the original front, with a raised flag stone patio accented by a wrought iron pergola. Steps from here lead down to a gently tapering garden, mainly laid to lawn with well stocked borders and some mature shrubbery and trees. A real green oasis just a short walk to the many local amenities of Picton Street, Gloucester Road, the city centre, transport links and popular schools. Internally the ground floor has two well proportioned principal reception rooms both with working fireplaces, ceiling cornice and large sash windows enjoys views of the garden. A generous kitchen diner with an aga range cooker makes a cosy family or entertaining space. From here a practical scullery/storage room can be accessed. Upstairs there are three good sized double bedrooms, master with ensuite shower room, a large family bathroom and separate wc. The bedrooms all benefit from stripped wooden floor boards and at the rear stunning far reaching views that this elevated position provides. In short this property really must be viewed to fully appreciate the size, quality and over feel this gorgeous property has to offer.



### Bishopston Office

201 Gloucester Road, Bishopston, Bristol,  
BS7 8BG

Call: 0117 9425855

Mail: [bishopstonsales@oceanhome.co.uk](mailto:bishopstonsales@oceanhome.co.uk)

Search: [oceanhome.co.uk](http://oceanhome.co.uk)

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