



115 Belmont Road

St. Andrews, Bristol, BS6 5AR



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A truly superb five-bedroom family home on a sought-after road in the heart of St. Andrews; extensively yet sympathetically extended and stylishly refurbished by the current owners.

A superb circa 2300 sq. ft semi-detached family home close to St Andrews Park and Gloucester Road | Close proximity to both Brunel Field and Sefton Park Primary schools | Beautifully refurbished and extended by the current owners | Sitting room with bay window and wood burning stove | Exquisite rear family room, bespoke open plan family kitchen and contemporary glazed breakfast / dining room | Five double bedrooms and a family bathroom | Sensational top-floor master bedroom suite with extensive views over NW Bristol | Utility room / gym and extensive under-croft / cellar storage | Separate cloakroom | Landscaped fully enclosed west-facing family garden | EPC: D

Situation

Belmont Road is a desirable and quiet residential road, nestled in the heart of sought after St Andrews.

Within a few hundred metres walk (0.1 miles) is the wonderful St Andrews Park, with the Gloucester Road and its array of independent traders, bars and restaurants a similar distance walk to the west.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School, Colston Girls School and QEH to name but a few. The house sits within both the Brunel Field and Sefton Park Primary (and infant) School catchment areas and nearby are several leading independent day nurseries.

Nearby infrastructure is excellent; with the A38 / Gloucester Road providing access to the city centre (1.3 miles to Cabot Circus / 1.1 mile to the M32) and the M4 / M5 interchange a little over 5 miles to the north.

For Sale Leasehold

115 Belmont Road is a superb family home; beautifully refurbished, extended and modernised by the current owners, with the work completed in early 2020 seamlessly blending the numerous retained period features with modern touches and finishes throughout.







During the course of the refurbishment programme, the family have added some 750 sq. ft of accommodation, while at the same time dramatically improving the EPC rating (all the windows & sashes are double glazed) and creating a truly inspiring and versatile family home.

Accessed from the road, a pretty front garden catches much of the early morning and midday sun – perfect for a morning cup of coffee, with a secure pedestrian gate leading down the side to the rear garden – perfect for bikes and muddy children!

The handsome front door opens into a useful tiled entrance porch with plenty of space for coats and shoes, with a part-glazed door leading into the entrance hall.

From the entrance hall, glimpses of the rear views can be seen from the hall; attractively finished with a stripped oak floor and stairs up to the first floors, with a w.c and cloakroom fitted under the stairs.

Off the hall to the front is a charming sitting room; fitted with bespoke storage cupboards flanking the cast-iron woodburning stove and contemporary mantle beautifully illuminated by the four (double glazed) sash windows.

To the rear, the house becomes a beautiful family home; with the original rear reception room stylishly opened up to reveal the kitchen and newly created open plan breakfast / dining room beyond. To the rear, the views stretch across the garden to the city beyond, with shallow steps down to the kitchen.

With underfloor heating flowing through the kitchen and breakfast room floors and light flooding in from the Velux windows and fully opening bi-folding doors this is a wonderful space to enjoy, entertain and live family life to the full.

Bespoke built by a local carpenter the kitchen presents a range of floor and wall mounted storage cupboards, with Corian worktops and a range of integrated appliances.

From the breakfast room, a glazed door opens to steps leading down to the garden, utility and cellar storage below.

From the hall floor stairs lead up to the first floor; with a bedroom on each of the first and second floor half-landings.

Across the first floor itself lie two generous double bedrooms, with extensive views to the rear and a charming bedroom to the front (currently used as the main) with useful fitted wardrobes.

These bedrooms share a fitted family bathroom, with a panelled bath and shower over, wash basin, w.c and towel ladder, with an opaque sash window and contemporary pastel coloured metro tiles.





Across the top floor, the owners have added a stunning loft-conversion and master bedroom suite; with jaw-dropping views across the city from a superb fully-opening almost full width wall of glazing, with a modern oak stripped wooden floor. An amazing space to sit and enjoy an evening sundowner.

The bedroom itself is dual aspect and a generous size, with a useful mezzanine deck and, to the rear, a large dressing room which (subject to being fitted) could create a superb walk-in wardrobe leading into a stylish en-suite shower room.

Accessed from the rear of the house is a large and versatile utility room; fitted with a wooden work top, plumbing for a washing machine and dryer with a Belfast sink and boiler cupboard this is currently in use as a gym.

From the utility there is access to an abundance of cellar / undercroft storage of various head heights; but creating an expanse of covered and secure storage.

Outside

To the rear, the west-facing gardens have been professionally landscaped to create a sociable and year 'round space for families of all ages and size to enjoy; with a deep paved terrace for a BBQ and al-fresco dining, leading down to an all-weather level lawn surrounded by mature raised beds.

The gardens catch much of the day's sun and, being sunken, are sheltered from much of the prevailing winds.

This is perfect space for children to play whatever the weather, with gated side access to the front of the house all fully enclosed for security and peace of mind.

Services

All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band E

Directions: BS6 5AR

Viewing: Strictly by appointment with Rupert Oliver Property Agents



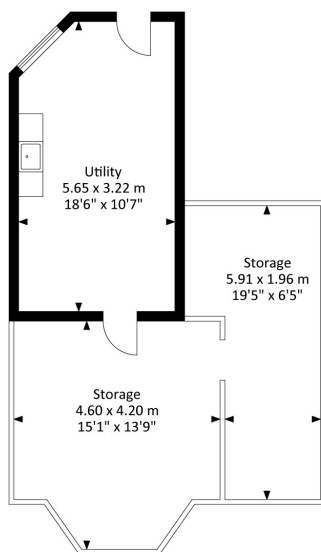
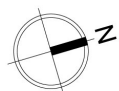
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Approx. Gross Internal Area

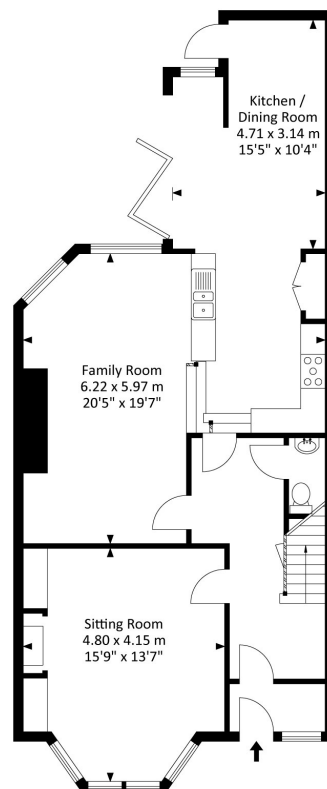
2297.6 Sq.Ft - 213.5 Sq.M

Storage Area 349.0 Sq.Ft - 32.4 Sq.M

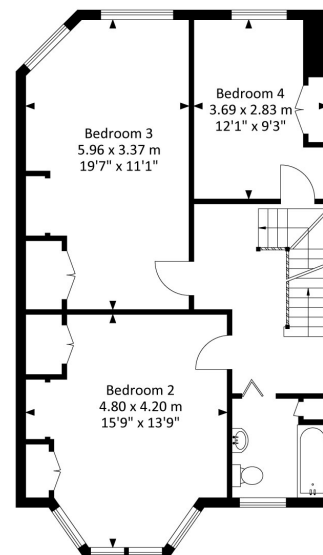
Total Area 2646.6 Sq.Ft - 245.9 Sq.M



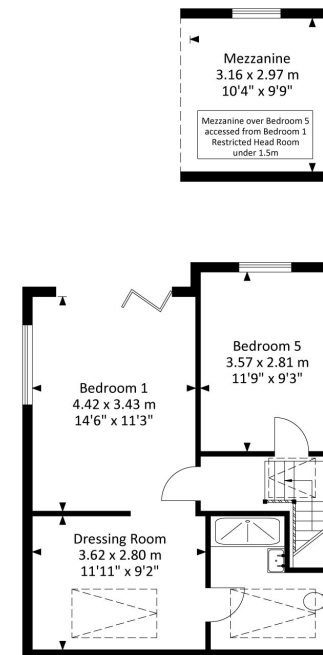
Lower
Ground Floor



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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