



£1,195,000

Spring Hill House Spring Hill, Kingsdown, Bristol, BS2 8NA

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# Spring Hill House Spring Hill Kingsdown, Bristol, BS2 8NA

An exceptional Grade II listed Georgian townhouse with elevated views over the city.

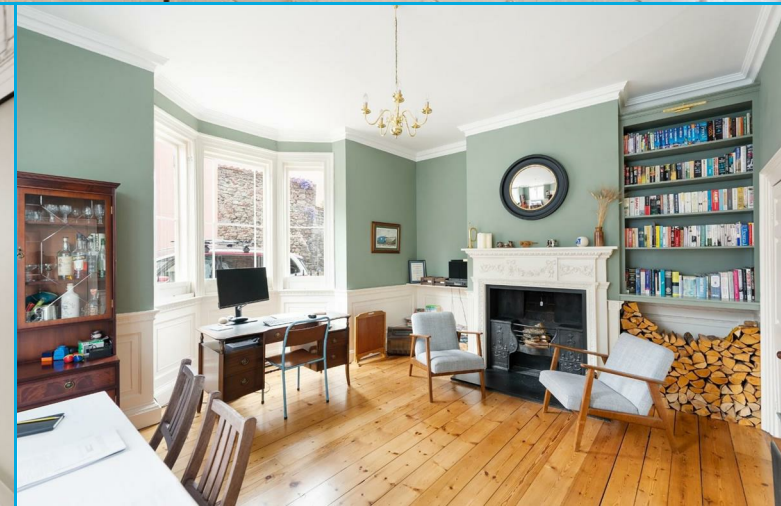
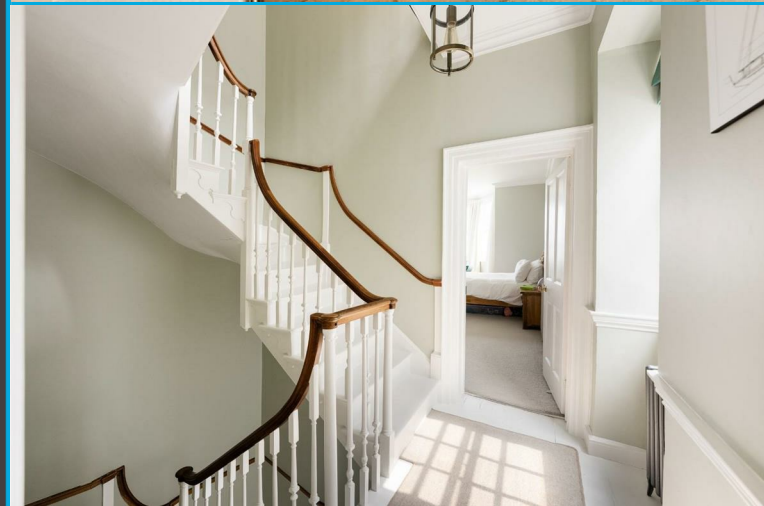
Situated on the corner of Spring Hill and Somerset Street in Kingsdown, this charming home has undergone a thorough top-down renovation by the current owners who have painstakingly restored the character of the house whilst upgrading it to suit the needs of modern living.

The property's main entrance is on the side elevation, located off Spring Hill. Step into the welcoming central hall, adorned with a magnificent staircase that gracefully ascends to the upper floors and you will notice that all of the original spindles and balustrading are present. You also notice how light the house is courtesy of its end-of-terrace position and windows on three elevations meaning the rooms receive sunlight from early until late in the day as the sun moves across the sky.

To the rear of the house, a door leads to the expansive open-plan kitchen/breakfast room. The bespoke design of the hand-built shaker kitchen exhibits high quality and craftsmanship. It features a range of wall and base units, a central island, and elegant solid stone work surfaces. A large pantry provides lots of useable additional storage.

The dining area offers plenty of space to suit a large dining table and the area is naturally well-lit via the beautiful arch window and the French doors opening onto the sun patio.

Across the entrance hall at the front of the property, you will find a practical utility room. There is a Belfast sink, WC, and access to the vaulted cellar stores. A separate laundry cupboard has plumbing for a





washing machine and provides useful additional storage.

Ascend the stairs to the first floor and you are met with a large panel-glazed window on the landing complete with shutters. The double-aspect front room overlooks the sleepy cobbled Somerset Street via a bay window. This reception room is currently used as an office and is rich with original character including sash windows, shutters, panelled walls, fireplace, alcove bookcase and stripped and refinished floorboards. The room also features a useful storage cupboard in the corner of the room.

Across the landing, the living room at the back of the house has grand proportions and two bay windows with exceptional views over the city. The stripped wood floors complement the character features within the room and the log burner is a welcome addition. The cupboard in the corner of the room offers great storage and is currently utilised as a drinks cupboard with space for a fridge freezer.

Across the upper floors, you'll find four generously sized double bedrooms full of character, including the master bedroom which has a deep bay with sash windows framing the captivating views of the cityscape below. Discreetly tucked away in the corner of the room is a stylish, modern en suite shower room.

The remaining bedrooms are filled with light and the outlook and views from the windows become more spectacular with each floor you ascend. The bedrooms all feature useful built-in storage cupboards and the fourth bedroom on the top floor at the front features an additional en suite shower room with a vaulted ceiling, while a family bathroom stays true to tradition with a freestanding roll-top bath, high-level cistern WC, and basin.

Externally, the property has a secluded south-easterly facing sun terrace, accessed via the French doors from the kitchen/diner. Steps lead down into an enclosed walled garden, well established with trees





and shrubs. Beneath the sun terrace is a garden store/workshop. This versatile space could be used as a potting shed or could make a great studio or working-from-home space. There is potential to connect this space to the house for internal access, subject to permissions.

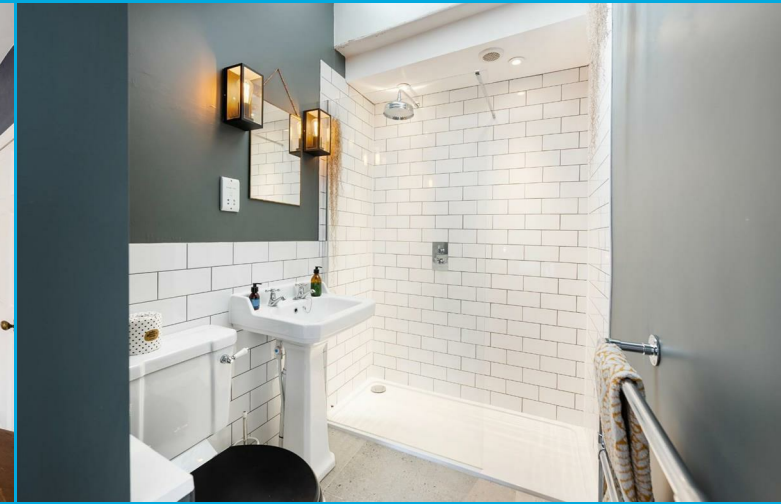
This outstanding example of a Georgian home modernised for the next generation of ownership presents in excellent order and will make a wonderful home in this historical and special neighbourhood. Proximity to the city centre, Gloucester Road and Whiteladies Road is a convenient distance as is getting to the BBC, Bristol University and the BRI.

The property is situated in the Kingsdown resident's parking zone.

#### Vendor Comments:

Kingsdown is a secret and unique area of Bristol. We've found it to be the perfect location - a secluded and quiet enclave close to the heart of the city. With its close community, cobbled streets, hidden parks and squares, and absolute gems of small pubs we have yet to find anywhere else like it. Hidden away from traffic and crowds, we have surprisingly found that the main background noise is birdsong. And yet the restaurants of Chandos Road, Cotham Hill, Cheltenham Road, Whiteladies and the city centre are only a short walk away. We love it so much that we do not intend to leave the area!

Spring Hill House is also an extremely special place. We knew that from the moment we first walked through the door and saw the incredibly expansive Georgian rooms and the amazing views (bonfire night and the balloon festival are spectacular sights). We fell in love with the historic features, including the unique vertical shutters, the walled garden, and the original panelling, floorboards and staircase, and we adore the modern family home it is today.



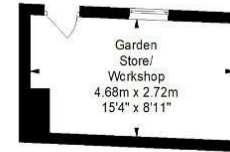


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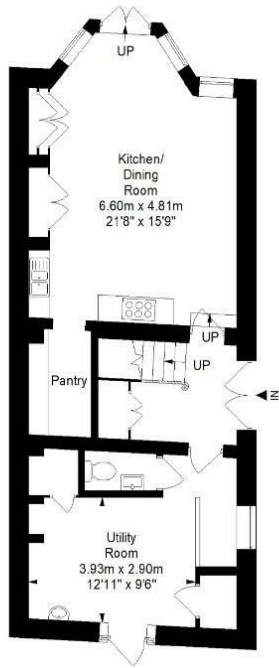
Approximate Gross Internal Area = 252.0 sq m/ 2712.6 sq ft  
(Excludes Out Building)

Out Building Area = 12.7 sq m/ 136.7 sq ft

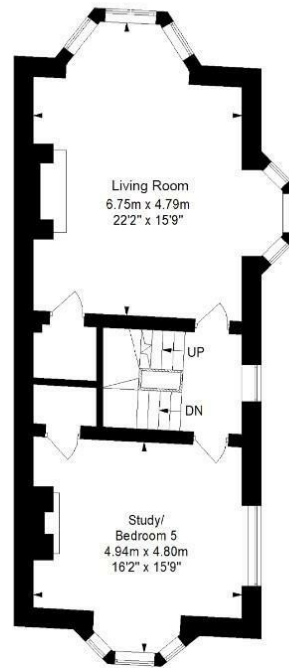
Total Area = 264.7 sq m/ 2849.3 sq ft



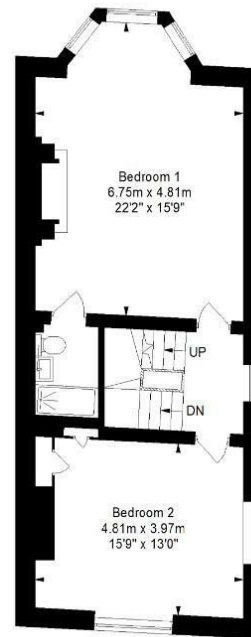
**Out Building**



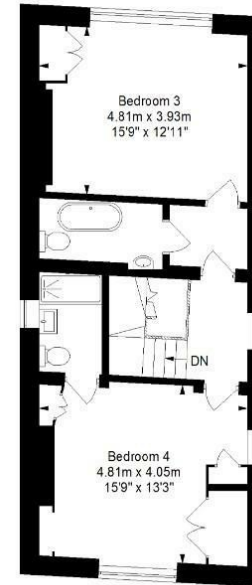
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

This floor plan has been drawn using RICS guidelines (GIA)  
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print



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