



£895,000

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## 24 Montague Hill Kingsdown, Bristol, BS2 8ND

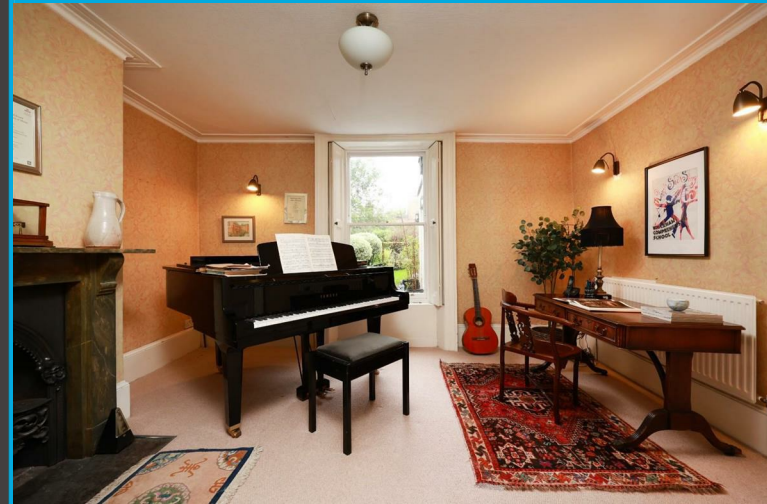
A characterful, Grade II listed building situated among the atmospheric streets of Kingsdown. Built in 1771, this attractive Georgian home has a 65ft, southerly facing rear garden.

Positioned just off desirable Somerset Street, this four storey property fronts a traffic free section of road leading down to the city centre. Given the central location, the streets are surprisingly peaceful and retain plenty of charm from a bygone era; with heritage lamp posts, cobbled streets and admired architecture.

At the front, a step leads up through a small courtyard to the entrance of the property. The front lead leads into a vestibule with a stained glass inner door and hallway beyond with a flagstone floor, archway and stairs to other floors. On the right handside, the front reception room has a two large panel glazed sash windows with working shutters. There is an open fireplace with storage either side and ceiling coving. The hallway continues past the staircase, to the rear reception room. This versatile space is currently used as a music room and has a large sash window with working shutters looking out over the garden. A doorway at the rear of the room leads into a hidden study area with a storage cupboard beyond.

The kitchen/ dining room has two windows and a door to the side aspect, providing an access point to a patio seating area in the garden. There is space for a dining table while the kitchen is fitted with a range of shaker style, wall and base units with a solid wood worktop and integrated appliances. There is a tiled floor, tiled splashback and a door at the rear of leading into a useful utility room and w/c.

An elegant staircase rises to the first floor to a



master bedroom and a large family bathroom. The master bedroom spans the full width at the front of the property with two sash windows facing the front. The bathroom has jack and jill doors from the bedroom and hallway while the room is fitted with both a roll top bath, a separate shower cubicle, pedestal hand wash basin and w/c.

The stairs continue to the second floor with two double bedrooms, one facing the front, the other the rear. The fourth bedroom is located at the top of the house on the third floor. This bright room has a wood floor, cabin style tongue and groove ceiling and a window with rooftop views towards the city centre.

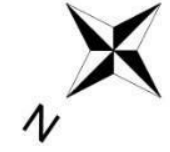
At the foot of the house is an original cellar which is now a useful storage space with stairs leading down from the main hallway. Externally the well tended and neatly landscaped garden offers more space than typical nearby homes. Immediately next to the building is a secluded patio seating area and pond. Beyond, the lawn stretches to a timber built shed which sits across the rear boundary. There are several planted beds, some which conceal a greenhouse tucked away near the end of the building. With a southerly direction this pleasant and green outdoor space gets plenty of sun throughout the day.

This characterful home has a versatile layout and is in a peaceful, yet central location.

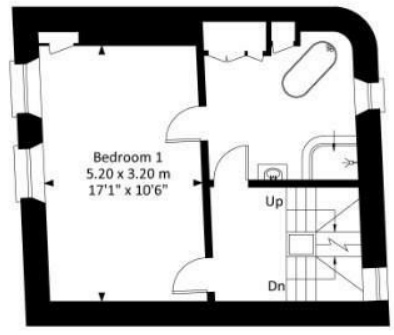




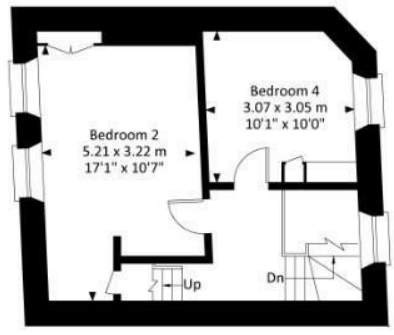
24 Montague Hill, Kingsdown, Bristol, BS2 8ND  
 Approximate Gross Internal Area = 213.83 sq m / 2301.64 sq ft



 = Reduced Head Height



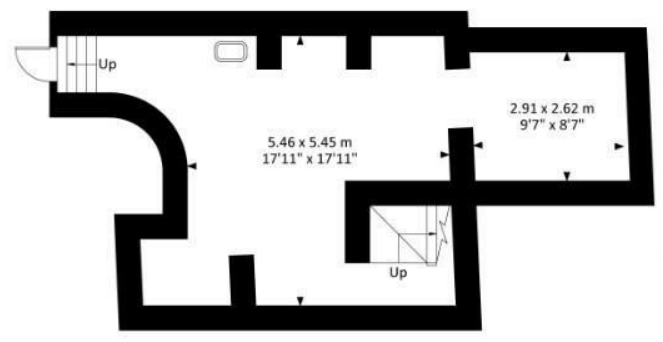
First Floor



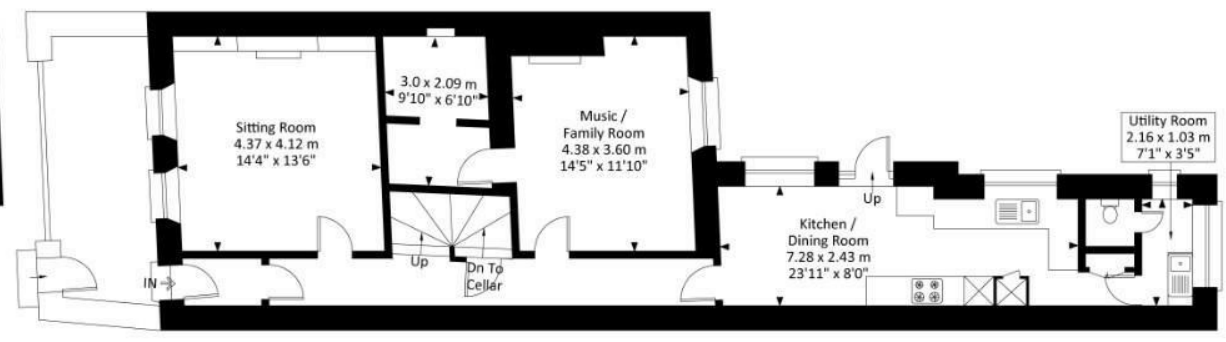
Second Floor



Third Floor



Cellar



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



**elephant** 

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