



266 Hotwell Road, Hotwells

Guide Price Range £1,000,000 - £1,050,000

RICHARD  
HARDING



# 266 Hotwell Road,

Hotwells, Bristol, BS8 4NG

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A strikingly attractive and characterful grade II listed Georgian period townhouse, of circa 3,775 sq. ft., in a convenient location close to the waterfront, having sheltered walled garden and gated off-street parking.

## Key Features

- A short (level) walk to Bristol's city centre, University, Hospitals and waterfront area offering numerous bars, restaurants, shops, independent cinema, live theatre and The Beacon live music venue. The harbourside is home to multiple public events throughout the year e.g. Harbour Festival. The house is also a short distance from North Street, home to live theatre, comedy venue, bars and restaurants. In the opposite direction is Clifton Village (0.5 miles) home to boutique shops, cafes, restaurants and the iconic Clifton Suspension Bridge. The beautiful Downs and delightful parkland of Ashton Court Estate are within easy reach providing lovely walks and recreational space.
- A very special and lovingly maintained family home now to be sold for the first time in 27 years, built circa 1720, with many attributes such as natural light, period features including original fireplaces, sash windows, stone flagged flooring, exposed wooden floorboards and ornate moulded plasterwork.
- Located in the historic and beautiful Hotwells areas, laid out by George Tully, who later became one of the foremost architect - surveyors in Bristol. Most of the houses were built to provide suitable lodgings for the fashionable visitors to the nearby Hot-Well though it became of note in the medical world, through the work of Humphrey Davy (who lived just up the street in Dowry Square).
- **Ground Floor:** reception hall, dining room, breakfast room, separate kitchen.
- **Lower Ground Floor:** hall, wine cellar, utility room, storeroom, office/games room.
- **First Floor:** landing, drawing room (or double bedroom), sitting room (or double bedroom), gallery hall, shower room/wc.
- **Second Floor:** landing, double bedroom with dressing room, double bedroom, family bathroom/wc.
- **Third Floor:** part galleried landing, 2 further double bedrooms (up to six in total dependent upon usage), bathroom/wc.
- **Outside:** storage vault and front courtyard. Sheltered walled rear garden with covered area and gardener's wc, raised garden incorporating gated off-street parking.





## GROUND FLOOR

**APPROACH:** from the pavement, a dwarf stone wall with wrought iron railings and wrought iron pedestrian gate leading to the pilastered front entrance. Solid wood panelled front door with brass door furniture and fanlight, opening to:-

**RECEPTION HALL:** exposed wooden floorboards and an inlaid entrance mat, tall moulded skirtings, dado rail, ornate moulded cornicing, ornate archway, elegant turning staircase ascending to the first floor with handrail and ornately carved spindles. Door with staircase descending to the lower ground floor. Solid wooden door opening externally to the rear elevation. Four-panelled wooden doors with moulded architraves, opening to:-

**DINING ROOM: (18'10" x 15'8") (5.73m x 4.78m)** having a pair of multi-paned sash windows to the front elevation with working shutters. Central open fire with ornately carved wooden mantelpiece. Decorative semi-circular recess with fitted shelving, built-in cupboard with hanging rail and shelving, tall moulded skirtings, simple moulded cornicing. Four-panelled door with moulded architraves, opening to:-

**BREAKFAST ROOM: (14'8" x 14'1") (4.47m x 4.28m)** exposed wooden floorboards, tall multi-paned sash window overlooking the rear garden, tall moulded skirtings, simple moulded cornicing, a pair of built-in cupboards with shelving, fridge/freezer. Central period fireplace with cast iron basket, ornately carved stone mantelpiece and slate hearth. Four-panelled door with moulded architraves returning to the reception hall. Panelled door with moulded architraves, opening to:-

**KITCHEN: (10'1" x 9'6") (3.08m x 2.89m)** comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and plate rack. Slimline granite worktop surfaces with splashback tiling and pelmet lighting. Undermount Belfast style sink with hot and cold water taps (with water filter fixed to cold water supply). Rangemaster with double oven, grill and 5 ring gas hob plus canopy extractor hood with integral lighting, undercounter fridge. Exposed wooden floorboards, period fireplace, tall multi-paned sash window to the side elevation, ceiling light point, space for counter fridge.

## LOWER GROUND FLOOR

**HALL:** enjoying natural light via a raised height multi-paned window, ceiling light point. Panelled doors opening to:-

**WINE CELLAR: (13'6" x 8'2") (4.11m x 2.49m)** a pair of internal windows through to the stairwell, ceiling light point.

**UTILITY: (14'11" x 13'5") (4.55m x 4.10m)** stone flagged flooring, decorative arched recess set into exposed brick chimney breast with recesses to either side (one with useful cupboard having shelving). Base level cabinets and drawers with roll edged marble worktop surface and upstand plus undermount 1 ½ bowl sink and mixer tap. Washing machine. Raised height obscure glazed skylight window. Door to:-

**Store Room:** stone flagged flooring, raised height obscure glazed window, tall freezer, built-in shelving.

**OFFICE/GAMES ROOM: (22'9" x 15'0") (6.94m x 4.57m)** having a pair of raised height obscure glazed multi-paned windows to the front elevation, a combination of stone flagged and brick flooring, chimney breast with period mantelpiece and wall mounted Viessmann gas fired boiler, recess to side with hot water cylinder and pressurised tank, wall mounted shelving. Original door with 'knuckle' door knocker leading externally to the pavement providing a separate external entrance to this floor, thus offering flexibility of use for independent relative, au pair, etc.

## FIRST FLOOR

**SPLIT LEVEL LANDING: (14'1" x 8'7") (4.28m x 2.61m)** enjoying plenty of natural light via tall multi-paned sash window to the rear elevation, moulded skirtings, dado rail, ceiling light point. Turning staircase continuing to the second floor with handrail and ornately carved spindles. Four-panelled doors with moulded architraves, opening to:-

**GALLERY: (22'7" x 4'9") (6.88m x 1.45m)** having an exposed stone wall to one side and on the other a multi-paned casement window plus double opening multi-paned casement window both of which overlook the rear garden. Door to:-

**SHOWER ROOM/WC: (11'0" x 4'10") (3.35m x 1.47m)** double width shower cubicle with shower screen and panel, built-in shower unit and an overhead circular shower. Pedestal wash hand basin with hot and cold water taps. Low level dual flush wc. Majority travertine tiled walls, multi-paned sash window to the side elevation, heated towel rail/radiator, extractor fan.

**DRAWING ROOM (or DOUBLE BEDROOM): (21'11" x 15'6") (6.67m x 4.73m)** a gracious principal reception room, having three multi-paned sash windows to the front elevation with working shutters. Timber panelled walls to dado rail, exposed wooden floorboards, painted ornate moulded cornicing, central period fireplace with open fire. Four-panelled door with moulded architraves, opening to:-

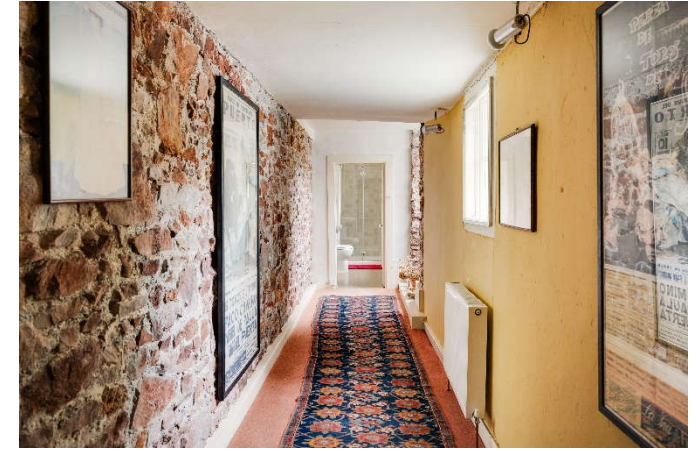
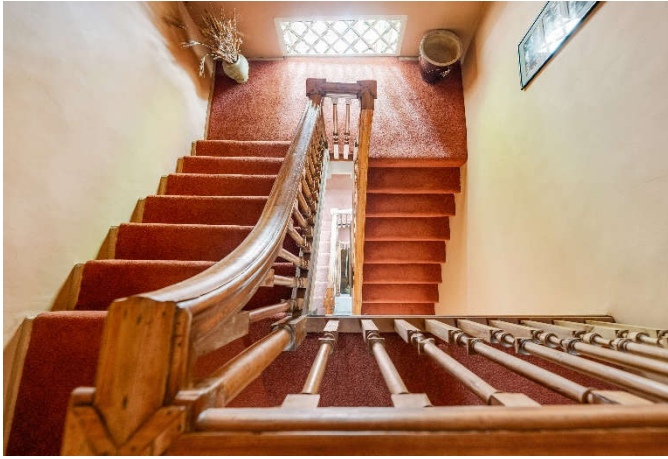
**SITTING ROOM (or DOUBLE BEDROOM): (14'10" x 14'3") (4.53m x 4.35m)** large multi-paned sash window to the rear elevation with working shutters. Central period fireplace with cast iron basket, slate hearth and an ornately carved mantelpiece. Built-in cupboards to either side of the chimney breast both with fitted shelving. Tall moulded skirtings, dado rail, ornate moulded cornicing, wall to wall fitted shelving.

## SECOND FLOOR

**LANDING: (14'1" x 8'7") (4.28m x 2.61m)** enjoying plenty of natural light via tall multi-paned sash window to the rear elevation, moulded skirtings, shelving, turning staircase ascending to the third floor with handrail and ornately carved spindles. Panelled doors opening to:-

**BEDROOM 1: (15'1" x 14'3") (4.61m x 4.35m)** multi-paned sash window to the rear elevation with an attractive outlook, a pair of built-in cupboards with shelving, moulded skirtings. Panelled door with moulded architraves, opening to:-





**Dressing Room:** (10'1" x 9'3") (3.08m x 2.83m) wall to wall built-in wardrobes offering generous hanging rail and shelving space, antique wall mirror (available by separate negotiation), tall multi-paned sash window to the side elevation.

**BEDROOM 2:** (16'1" x 16'0") (4.91m x 4.87m) a pair of multi-paned sash windows to the front elevation, central ornately carved mantelpiece with slate hearth, two built-in cupboards, moulded skirtings.

**FAMILY BATHROOM/WC:** (11'9" x 7'3") (3.67m x 2.21m) multi-paned sash window to the front elevation. Freestanding rolltop bath on ball and claw feet with mixer tap. Decorative wash hand basin with hot and cold water taps and double opening cupboard below. Bidet. Low level dual flush wc. Radiator, three wall light points, shelving.

### **THIRD FLOOR**

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles. Doors with moulded architraves, opening to:-

**BEDROOM 3:** (15'0" x 10'7") (4.57m x 3.23m) dormer style window to the rear elevation with multi-paned casement windows, chimney breast with recesses to either side (one with shelving).

**BEDROOM 4:** (13'8" x 11'7") (4.16m x 3.54m) multi-paned sash window to the front elevation, chimney breast with recess to side.

**BATHROOM/WC:** (10'0" x 9'8") (3.05m x 2.95m) raised height windows to the side elevation. Panelled bath with hot and cold water tap and splashback tiling. Wall mounted wash hand basin with hot and cold water taps and splashback tiling. Low level dual flush wc with concealed cistern. Built-in cupboards, exposed wooden floorboards, inset ceiling downlights.

### **OUTSIDE**

**STORAGE VAULT:** (18'8" x 5'9") (5.69m x 1.74m)

**WALLED GARDEN:** (34ft x 25ft) (10.36m x 7.62m) accessed internally via the reception hall and enjoying complete privacy. Stone paved and therefore designed for ease of maintenance with ample space for garden furniture, potted plants and barbecuing etc. Raised shrub borders featuring an array of flowering plants and mature shrubs. Covered storage area. Access via covered walkway to:-

**Gardener's WC:** high level flush wc, pedestal wash hand basin, radiator, wall mounted Worcester Bosch gas fired boiler.

Steps up to:-

**RAISED GARDEN/OFF-STREET PARKING:** (26'9" x 24'9") (8.15m x 7.54m) designed for flexible use with stone chipped driveway accessed via double opening vehicular wooden gates with pedestrian gate to side but can also combine as a further section of the garden and as such is enclosed by deep shrub borders featuring an array of flowering plants and mature shrubs.

### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

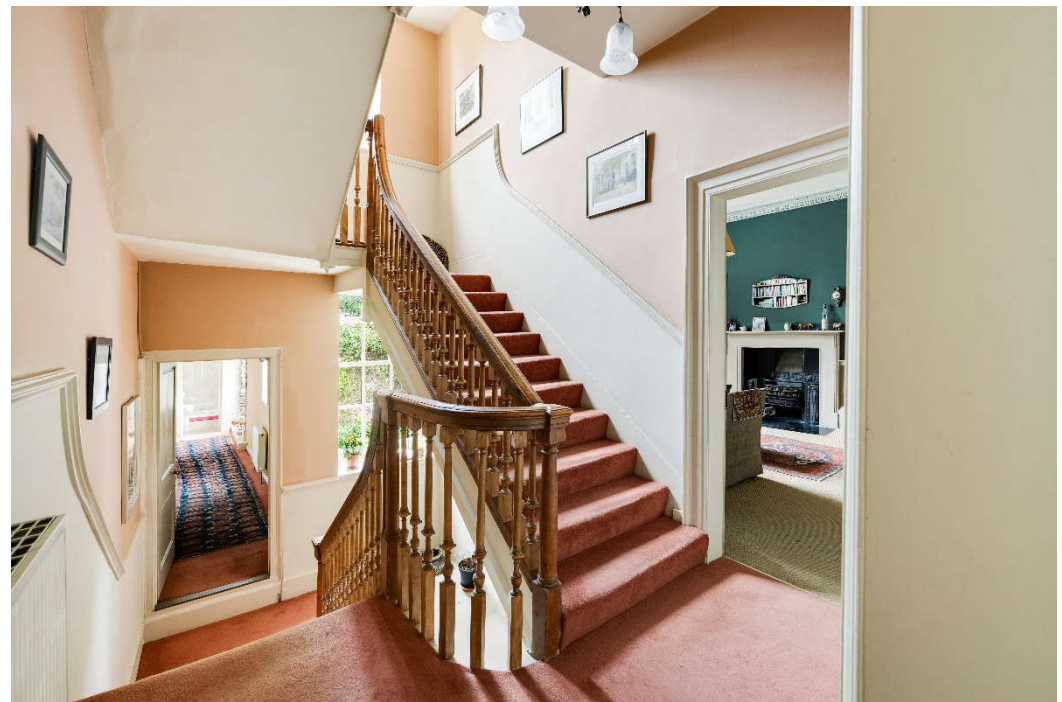
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

#### **PLEASE NOTE:**

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:  
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.





# Hotwell Road, Hotwells, Bristol BS8 4NG

Approximate Gross Internal Area 3774.7 sq m / 350.7 sq ft  
(Excludes Storage Vault)



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.