

Cromwell Road

St Andrews



An exceptionally restored period family home of 2800 sq ft with four-six bedrooms, double garage with internal access, gym, games room and landscaped garden complete with home sauna and hot tub/ ice bath.


4-6


2


3

Summary of accommodation

Main House

- Lower Ground Floor: Double garage | Gym | Games room | W.C
- Ground floor: Entrance hall | Kitchen/dining room | Living room.
- First Floor: Two bedrooms | Bedroom 3/study | Family bathroom
- Second Floor: Bedroom | Family bathroom



Situation

- (Distances and times are approximate)
- Perfectly positioned in the heart of St. Andrews, Bristol, this property enjoys a peaceful residential setting just moments from the vibrant Gloucester Road.
-  Known for its independent cafes, artisan bakeries, and boutique shops, the area balances local charm with city convenience.
 -  St. Andrews Park is a short stroll away, offering green open space and community spirit.
 -  Excellent transport links, nearby schools, and proximity to the city centre make this a highly sought-after location for families and professionals.



The Property

This substantial Victorian home spans 2,831 sq ft across four floors and has been comprehensively renovated to an exceptional quality and standard by the current owners since 2020 - including full rewiring, new plumbing and bespoke interior finishes. It features generous reception space, a stylish kitchen-diner, four bedrooms, and a basement with games room and gym; easily convertible to a separate two-bedroom annexe. In addition, there is a newly constructed double garage with internal access, fast EV charging point, polished concrete flooring and roof terrace above.

The period features including ornate ceiling roses, detailed cornicing and original wood floors have been sensitively restored and well considered during the design process, creating sympathetic focal points throughout. There is an impressive amount of natural light throughout the home with the incorporation of skylights and bi-fold doors. The home features surround sound speakers throughout.

The kitchen is an impressive open plan space with bespoke handmade cabinetry complete with copper sink, marble splash back and a large walk-in pantry in the corner. There are oak bi fold doors opening to the rear decking and garden. At the front of the house is the living room, complete with bay window, wood burner with solid wood surround and handmade cabinetry.

The gorgeous restored, original floorboards are a feature throughout the ground floor and continue through the central staircase and up to the first floor, where there are three bedrooms and a well-appointed shower room with marble accents and underfloor heating. The front bedroom is currently used as a home study, with a period fireplace and bespoke cabinets either side. On the other side is a double with a large storage cupboard, fitted wardrobe and feature fireplace surround. The final bedroom is a single, currently used as a nursery.



The top floor hosts the principal suite and an additional bath and shower room. The main bedroom is dual aspect with air conditioning and clever storage constructed from oak and built in throughout. There is a hatch in the ceiling which allows access to the roof – a great place to enjoy views across Bristol. The bath and shower room features geometric tiled flooring with polished concrete walls and ceiling and solid oak double vanity. The free-standing bath, monsoon shower and skylight bring in plenty of natural light.

The lower ground floor features a full gym, snooker room with WC, utility room and plant room. However, with plumbing already established, it could be converted into a separate self-contained annexe. The entire lower ground floor footprint features polished concrete flooring with underfloor heating.



Outside

The property presents beautifully from the street, with its classic and striking Bath stone façade and elevated entrance framed by original architectural detailing. A wide driveway provides off-street parking and access to a rare internal double garage, offering ample parking and secure storage. The property also benefits from 3-phase mains power supply and is fitted with a fast EV charging point.

The front and rear garden have been recently landscaped with lawn, patio and decking areas. The current owners have created additional outside space over the newly added double garage. This patio area is accessed through the entrance hall and includes a luxurious private sauna and ice bath/hot tub made with red cedar wood imported from Canada. There is also a hot and cold outdoor shower and plenty of space for outdoor dining.

Property Information

Tenure: Leasehold

Local Authority: Local authority Bristol City Council

Council Tax: Band E

EPC: D

Guide Price: £1,300,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

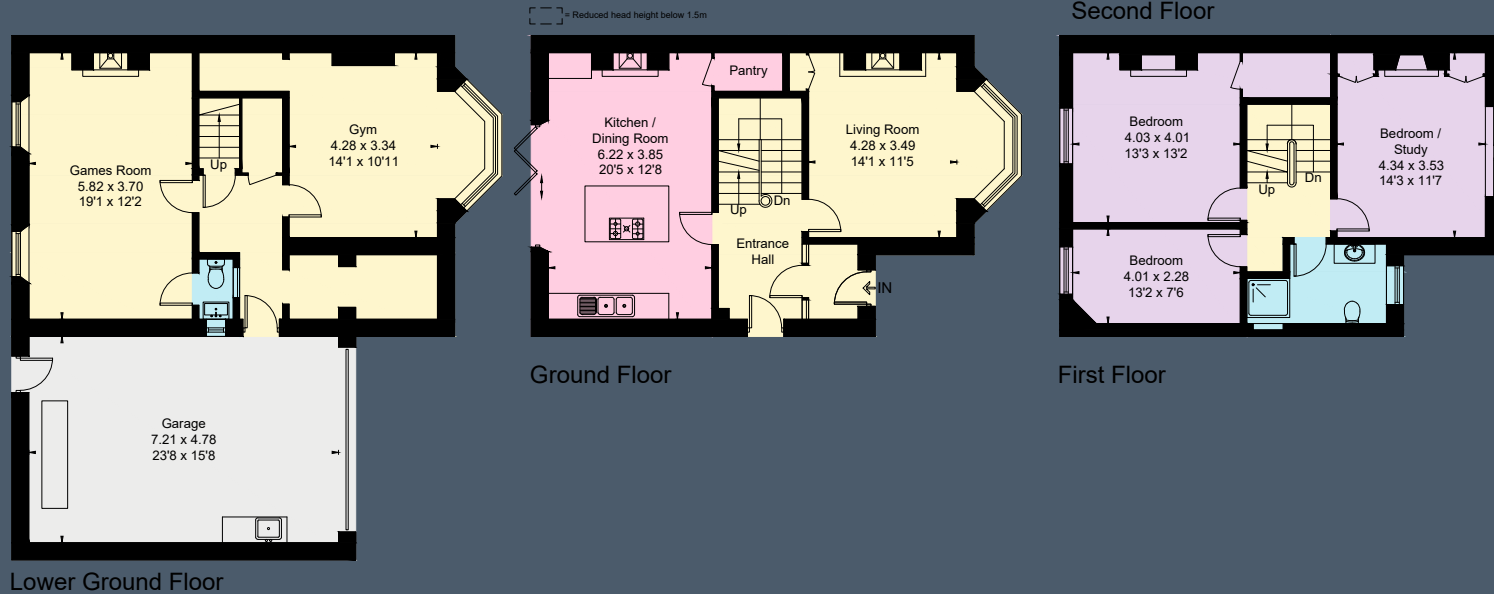
Approximate Gross Internal Floor Area

Main House: 259 sq m / 2788 sq ft (Excluding Eaves)

Sauna: 4.0 sq m / 43 sq ft

Total Areas: 263 sq m / 2831 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Bristol

1 The Mall

Clifton

BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Xara Grigg

01173 171998

xara.grigg@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated March 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.