

# 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.



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:** £1,250,000

**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.



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**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.

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

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