

estate agents **auctioneers**

**hollis  
morgan**



160 Falcondale Road, Westbury-On-Trym, Bristol, BS9 3JF

£825,000

Rare to the market - A sizeable detached home with 120 ft rear garden and planning granted to further enhance.

- Detached Home
- Huge Potential
- Impressive Garden
- PP Double Story Extension
- Garage
- Driveway For Multiple Cars
- Traditional 1930's Property
- Sought After Location
- Westbury On-Trym

#### The Property

This substantial family home proudly sits in an elevated vantage point situated within a sought-after location in Westbury On-Trym. A testament to the elegance of 1930s architecture, this detached residence stands proud, boasting a generous layout complemented by an expansive 120 ft rear garden.

Upon entry to the property, you are initially welcomed by an open and inviting entrance hallway which leads to the downstairs reception rooms. To the front, a spacious living room adorned with a distinctive bay window exudes character, while a convenient downstairs WC stands nearby. Moving towards the rear, a formal dining area seamlessly transitions to a sunlit conservatory, offering serene views of the meticulously landscaped garden. Lastly, the kitchen provides tremendous opportunity to remodel and create the perfect space tailored to your individual style and taste.

Ascending to the upper level, four generously proportioned bedrooms await, three of which offer ample space for doubles, with the fourth serving as a versatile home office or cozy single bedroom. Servicing the bedrooms are two well-appointed bathrooms and a separate WC.

Outside, a sweeping driveway provides parking space for up to three vehicles, accompanied by an integral garage ideal for storage needs. The pièce de résistance, however, is the sprawling rear garden stretching an impressive 120 feet. Dotted with mature planters, thoughtfully placed hedgerows, and vibrant flower beds, this sun-drenched oasis beckons for moments of relaxation and al fresco gatherings.

We highly recommend viewing this property to appreciate the vast opportunity and scale that it offers.

#### Location - Westbury On Trym

Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not be checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

#### Planning Information

<https://pa.bristol.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RD2586DN1CN00>



# Falcondale Road, Bristol, BS9

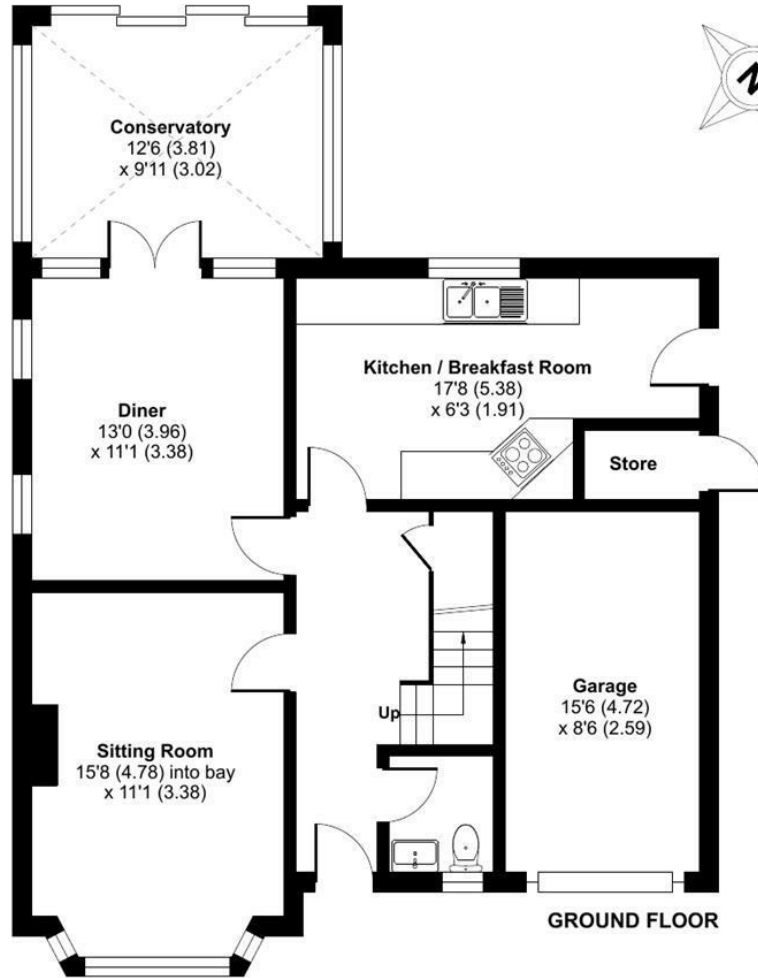
Approximate Area = 1437 sq ft / 133.4 sq m

Garage = 129 sq ft / 12 sq m

Store = 15 sq ft / 1.3 sq m

Total = 1581 sq ft / 146.8 sq m

For identification only - Not to scale



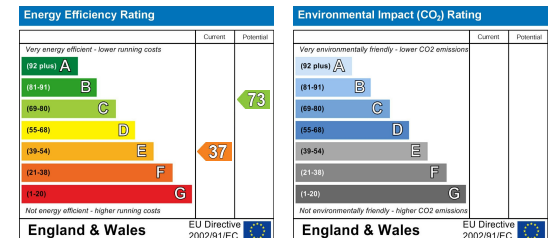
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1107742



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