



17 Julian Road

Sneyd Park, BS9 1JZ



Louise Light
Property



17 Julian Road

Sneyd Park
Bristol
BS9 1JZ

One of Sneyd Park's exquisite houses, offering substantial and elegant accommodation arranged over four floors and situated moments from Durdham Downs.

Entrance vestibule - impressive hallway
sitting room - drawing room - dining room
study / library - utility / kitchenette

A bespoke built kitchen/breakfast room by Tom Howley with luxurious integrated appliances

Five double bedrooms - three family bathrooms

Beautiful south facing mature garden with large, paved terraces & level lawn.

Integral garage - off street parking

3973 Sq. Ft – 369 Sq. M

Freehold

Price on Application

Viewing Strictly by Appointment
with
Louise Light Property

0117 422 0376

07963 142613



SITUATION

17 Julian Road is located in one of the most highly sought-after residential areas in Bristol. Having been loved and cherished by its present owners, this is a truly rare and once in a lifetime opportunity to acquire this exceptional property in this leafy location of Sneyd Park.



Bristol provides an excellent selection of great schools including: Elmlea Primary, St. Johns Primary, Redmaids High School, Clifton High School, Clifton College, QEH Bristol Grammar School and Badminton School.



Clifton Village renowned for its excellent shopping to include fine dining restaurants, cafes, bars and eclectic range of boutiques. The city centre is about 3.6 miles away and provides extensive shopping facilities including Cabot Circus. Cribbs Causeway is approx. 4.4 miles. Local convenience stores are very close by.



Bristol Temple Meads provides a fast train service to London Paddington which is approximately 90 minutes. Bristol Airport is 10.6 miles away.



Durdham Downs is moments away with its 400 acres of grassland providing sporting activities, nature trails and breathtaking views over the Avon Gorge and Clifton Suspension Bridge. A tranquil nature reserve is 10 minutes' walk away and offers another open space to escape to nature.

17 Julian road is a stunning non listed Victorian semi-detached house in a hugely desirable and convenient location. The property has been beautifully refurbished throughout and offers extremely flexible family accommodation over four floors.

Internally a wealth of period features have been retained to include, ornate ceiling cornicing, large bayed sash windows with working shutters, period fireplaces, leaded stained-glass door and stripped floorboards. These are complimented with modern finishes to include double glazed wood sash windows.

This enviable and handsome stone-built home circa 19th century offers versatile and extensive accommodation (3973 sq. ft – 369 sq. m) to include four elegant receptions, a beautiful bespoke built Tom Howley kitchen /breakfast room, utility room/kitchenette, five double bedrooms and three bathrooms.





Description:

The accommodation briefly comprises of; original entrance vestibule which features a leaded stained-glass door, leading through into the entrance hallway with an elegant sweeping staircase and stripped floorboards.

The three ground floor receptions include drawing room and sitting room which feature large, bayed sash windows with working shutters, marble fireplaces, high ceilings with ornate plasterwork and stripped floorboards. The family room / library again features sash windows with views over the gardens. A useful utility / kitchenette completes this floor.

The impressive bespoke built kitchen/breakfast room is light and airy with direct access to the rear garden. The handcrafted cabinetry features ample wall and floor units with Silestone worktops. The luxury integrated Miele appliances include a 6-ring induction hob, steam combination oven/grill, double oven/grill, food warming drawer and dishwasher, further appliances include Fisher & Paykel fridge/freezer, Quooker tap, Tri Flow water tap and waste disposal.

Across the spacious hallway which has a side door entrance and access to the integral garage, is the dining room which offers potential for a sixth bedroom. A useful family bathroom / cloakroom completes this lower floor.

On the upper floors there are five superb double bedrooms and two family bathrooms all retaining sash windows and high ceilings, a useful walk-in airing cupboard can also be found.

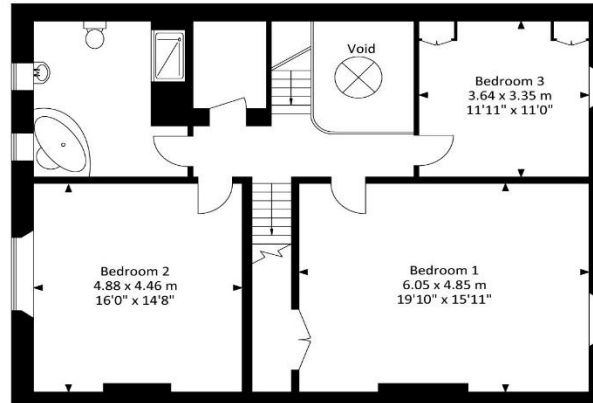
OUTSIDE:

The front of property features off street parking, an integral garage and a landscaped garden with various shrubs and trees.

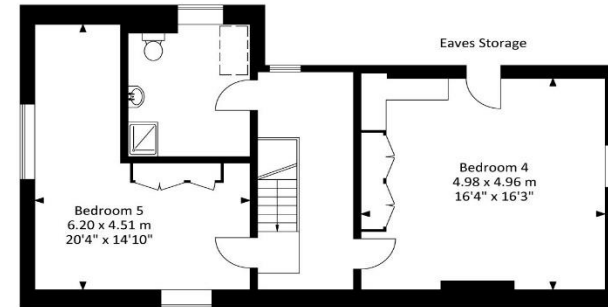
The beautifully maintained rear garden has a level lawn and is well stocked with mature trees and plants providing privacy and seclusion, there are two paved terraces offering excellent alfresco dining, various built in garden sheds and side access.

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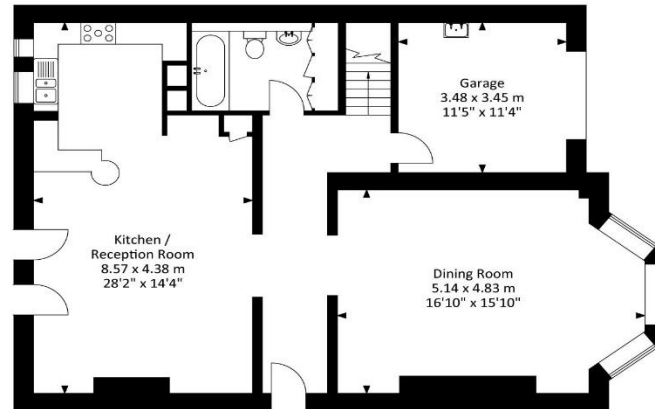
Approx. Gross Internal Area
3973.0 Sq.Ft - 369.10 Sq.M
(Total area includes garage)



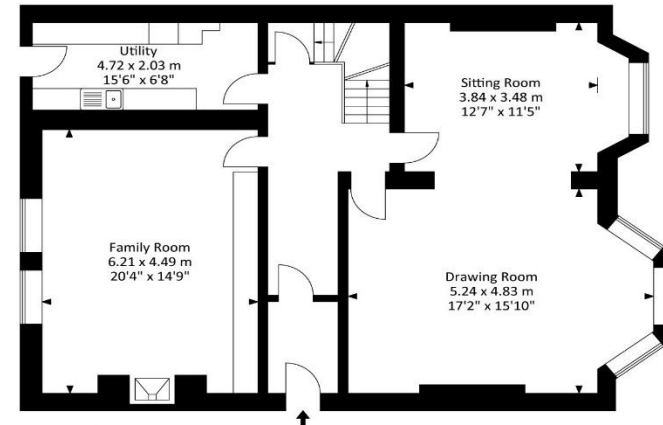
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



0117 422 0376 office@louiselightproperty.co.uk
www.louiselightproperty.co.uk



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.