



IVANHOE, 23 STATION ROAD,
SHIREHAMPTON, BS11 9TU

**GOODMAN
& LILLEY**





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SHIREHAMPTON BS11 9TU

GUIDE PRICE
£750,000

This substantial and very handsome Edwardian family residence is situated on the premier road in Shirehampton and is offered to the market in immaculate condition, with its very stylish contemporary finish complementing the wide range of retained original period features perfectly.

The property was designed by Bristol Architect Frederick Bligh Bond who also undertook a number of domestic commissions for the King's Weston estate of Philip Napier Miles, including a number of substantial houses in Shirehampton, the Miles Arms public house in Avonmouth, the now-demolished King's Weston estate office and the public hall in Shirehampton.

Summary

Set in the forever sought after tree lined Station Road the property is set over three floors. When stepping over the threshold you are immediately greeted by its character and charm. The oversized front door has stained glass inserts & there are detailed soffit boards on the gable roof and still has the original fireplaces throughout. The spacious entrance lobby opens to a central hallway to the dining room which has a boxed bay with three sash windows, a high ceiling with cornice and an ornate rose, and a feature fireplace.

The back reception room is used as a Sitting Room and like the dining room has good height to the ceiling & an original feature fireplace and exposed floorboards with double doors leading into the rear garden. Over time, the house has been extended at the rear where you will find the stylish and sociable kitchen/breakfast room leading the sun room with bi-fold doors leading into the sunny rear garden where the winding path will take you to the garage/office.

The first floor has generous landing areas, 3 double bedrooms, a dressing room leading onto the balcony, a four piece bathroom and stairs rising to the third floor where you will find the master bedroom with En-Suite. Immaculately presented throughout, the property has been lovingly restored with a contemporary period finish and is notable for its excellent lateral space and immense kerb appeal.

Location

Station Road is arguably the premier road within the town of Shirehampton with a range of large and very grand period homes, situated in a quiet residential neighbourhood located within the popular suburb of Shirehampton. The local High Street is within easy walking distance and offers an abundance of local cafes, pubs, amenities and services. The riverside walks and the Lamplighters public house and restaurant are within 5 minutes walking distance. There are good local Primary schools nearby and Oasis Academy is also within walking distance. The A4 Portway provides excellent transport links both back into Bristol City Centre for the M5 Motorway Network & Shirehampton Railway Station is less than a mile away.

Hallway

20' and 13'6" x 5'7"

Entrance via an oversized front door with stained glass inserts into the generous winding hallway, stairs rising to the first floor and doors leading to all rooms.

Dining Room

14'4" x 14'5"

Box bay windows to front aspect, exposed floorboards. Original cast iron fireplace depicting 'Peace and Prosperity', column radiator, ornate cornices.

Sitting Room

17'0" x 12'2"

Double french doors leading into the rear garden, exposed floor boards, feature fireplace.

WC

5'0" x 4'0"

Low level wc, pedestal sink, radiator.

Kitchen/Breakfast Room

24'0" x 11'5"

The kitchen has 3 windows to side aspect, and is fitted with a range of wall and base units with wooden worktops over. One and a half bowl sink with mixer tap over. 5 ring multi fuel 'Mercury' Cooking Range with stainless steel splash back and matching 'Mercury' hood over, breakfast bar. Opening into the sun-room

Sun Room

8'9" x 11'5"

The sun room has a large roof lantern letting in plenty of light. Storage cupboards housing a pantry and plumbing for washing machine. Under floor heating. Bi-fold doors lead into the garden with a further side door to the garden making for a light airy space.

First Floor Landing

33'2" x 3'5"

Stairs to 2nd landing, doors to all rooms.

Bedroom 2

14'4" x 14'3"

Boxed window to front aspect, exposed floorboards, column radiator, ornate fireplace.

Dressing Room

13'6" x 5'7"

Four sliding wardrobes, door leading onto the balcony.

Bedroom 3

11'11" x 16'2"

Window to rear aspect, feature fireplace, exposed floor boards

Bathroom

16'8" x 7'8"

A stunning 4 piece bathroom with three sash windows to side aspect, oval bath with mixer tap over. Large walk in shower with a large ultra slim rainfall shower head over and a separate hand held shower to the side. Low level wc, wash hand basin with vanity unit inset, 2 heated chrome towel rails and under floor heating.

Bedroom 4

14'4" x 11'6"

Two sash windows to rear and side aspect, feature fireplace, Combi-Boiler.

Second Floor Landing

Skylight window, door leading to main bedroom

Bedroom 1

17'0" x 20'0"

A fabulously bright large master bedroom with a glass door leading to the en-suite and a separate door to attic storage along with plenty of eaves storage.

En-suite

6'0" x 6'0"

Window to rear aspect, oval bath with centre mixer tap over, low level wc, wall mounted vanity sink with mixer tap over, heated chrome towel rail.

Gardens

59'8" x 20'8"

There are very pretty gardens to the rear that are enclosed by the original brick wall. There is a large patio area and borders of mature plants and shrubs with a winding path that will take you to a lovely shaded seating area. Here you will have access to the garage/office. The side return to back garden has a traditional victorian style sett paving and a flower bed provides access from the sitting room. The front garden is currently used as a veggie plot/wild meadow.

Garage/Office

The garage can be accessed via Pembroke avenue or through the courtesy door in the rear garden. There is power and lighting. There is an electric roller garage door and a single door to the rear. There is also an office within the garage.



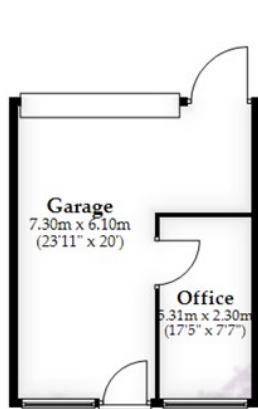
- Exceptional and Spacious 4 bedroom period family home designed by Frederick Bligh Bond
- An attractive Edwardian terrace in Shirehampton's premier location
- Lovingly restored with retained period features
- Generous room sizes & Extended to the rear
- Beautiful Attic room with En-Suite
- Two Reception Rooms and Three Bathrooms
- Dressing Room and Balcony
- Convenient location close to amenities & local school
- Stylish, sociable kitchen/breakfast room
- Large detached garage with separate outside office



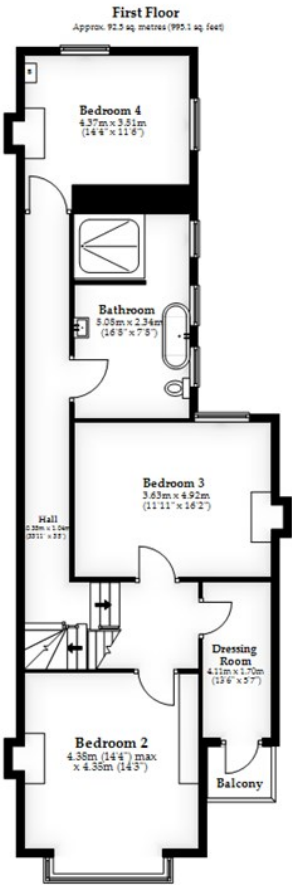
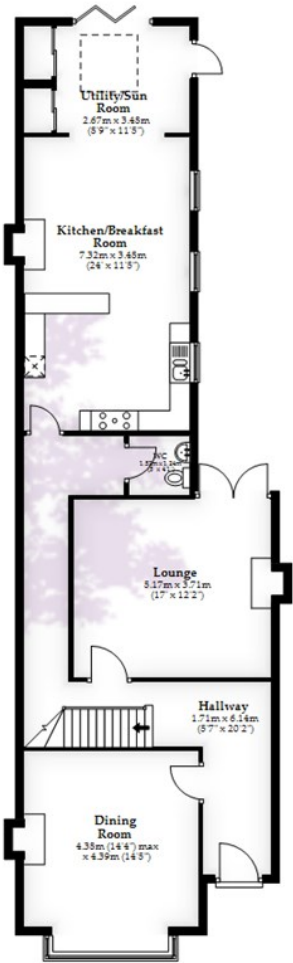


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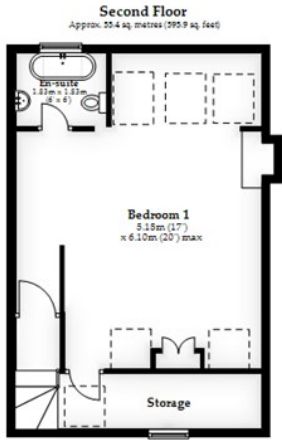




Ground Floor
Approx. 170.3 sq. metres (1832.9 sq. feet)



First Floor
Approx. 92.5 sq. metres (995.1 sq. feet)



Second Floor
Approx. 55.4 sq. metres (595.9 sq. feet)

Total area: approx. 318.1 sq. metres (3423.9 sq. feet)

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. Plan produced using PlanIt360.

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