



11 Old Barrow Hill, Shirehampton, BS11 9PX
£595,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

11 Old Barrow Hill, Shirehampton, BS11 9PX

A fabulous opportunity to purchase this sizeable double bayed 4 bedroom Victorian stone built end of terraced home in Shirehampton village. The road takes its name from the former Barrow Hill Farm, the 'old' part is significant to these houses built 30 years before Barrow Hill Road. The row of houses were built as 'Quarrymen accommodation for the local quarry's employees. The property presents traditional accommodation consisting entrance vestibule, sizable entrance hall, sitting room, study, kitchen/breakfast/family room, downstairs wc and utility, four bedrooms, one with an en-suite and a bathroom. Externally there is a small front garden, gated side access, a south easterly facing rear garden and a detached garage and workshop.

Old Barrow Hill is a convenient location as the High Street with its shops, cafes & amenities are nearby, as are the local schools, health centre, parks and great transport links including the train station and the Portway park & ride .

An absolutely stunning period family home with a stylish contemporary finish that must be viewed to be fully appreciated..... either Call, Click or Come in and visit our experienced sales team- 0117 2130333/ shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Electric, Water, Gas, Mains Drainage

- An imposing & double bay fronted Victorian period semi-detached family home
 - Downstairs W/C and Utility
 - Open-plan kitchen/dining/family room
 - No Onward Chain
 - Immaculately presented throughout
- 3 Reception Rooms, Some With Original Features
 - Close To Shirehampton Village
 - En-Suite and Bathroom
 - Detached Garage/Workshop
 - Sunny south-easterly facing rear garden

Hallway

Entrance via uPVC door to lobby, radiator, wooden flooring, moulded skirtings, cornicing, dado rail, useful understairs cloakroom cupboard, elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, ceiling light point. Stripped pine panelled doors with moulded architraves, doors leading to all rooms.

Study

16'1" (into bay) x 12'8"
Bay window to front aspect

Sitting Room

16'1" (into bay) x 15'9"
Three double glazed windows to front aspect. Open fire with cast iron surround, slate hearth and an ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, picture rail, cornicing, ornate ceiling rose with light point, radiator.

Kitchen/Dining/Family Room

23'3" x 20'7"
Fitted with an array of shaker style base and eye level units combining drawers and cabinets, roll edged wood effect worktop surfaces, splashback tiling, stainless steel sink with draining board to side and mixer tap over. Integral appliances including electric oven, 4 ring gas hob, stainless steel extractor hood and dishwasher. Tiled flooring, recessed space for fridge/freezer, double glazed window to the side elevation, Velux window. Concealed Worcester Bosch gas fired combination boiler. Part glazed wooden door opening to utility room and wc. Built-in seating with wine racks below and space for several chairs, wall mounted base level cabinets with roll edged wooden worktop surfaces, fitted shelving and wall mounted cupboards, tiled flooring, radiator, ceiling light point. Part obscure upvc double glazed door with fan light opening externally to the rear garden.

WC

low level dual flush wc, wash handbasin with hot and cold water taps, ceiling light point, glass block window to rear elevation.

Utility Room

6'3" x 5'2"
Plumbing for washing machine and further space for tumble dryer, granite effect worktop surface, tiled flooring, shelving, ceiling light point, glass block window to the rear elevation. Folding part glazed door to wc

First Floor Landing

Part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, picture rail, dado rail, stripped pine panelled doors with moulded architraves, doors leading to all rooms

Bedroom 1

13'4" x 15'2"
window to front aspect with far-reaching views across the Severn Estuary towards Wales. Ornate cast iron fireplace with slate hearth. A pair of double opening wardrobes with cupboards above. Moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

Bedroom 2

13'11" (into bay) x 11'3"
Sash window to the front elevation, bay window to front aspect with far-reaching views. moulded skirtings, picture rail, moulded cornicing, radiator, ceiling light point. Loft access. Panelled door with moulded architraves opening to:-

En-Suite

low level dual flush wc, wall mounted wash handbasin with mixer tap over and cupboard below, shower cubicle with wall mounted shower unit and handheld shower attachment, moulded skirtings, inset ceiling downlights, heated towel rail/radiator, extractor fan.

Bedroom 3

11'4" x 11'4"
Window to rear aspect, radiator

Bathroom

Window to side aspect, panel bath with shower screen, built-in shower unit and handheld shower attachment plus mixer tap. Wash stand with wash handbasin and mixer tap plus shelving below. Low level dual flush wc. Painted wooden floorboards, partially tiled walls with timber panelling to dado height, heated towel/radiator, inset ceiling downlights.

Bedroom 4

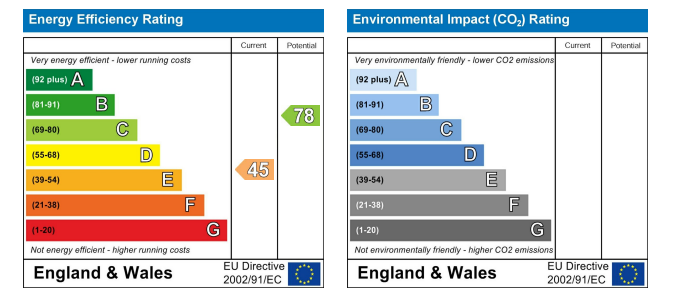
11'3" x 8'9"
Window to rear aspect, radiator

Gardens

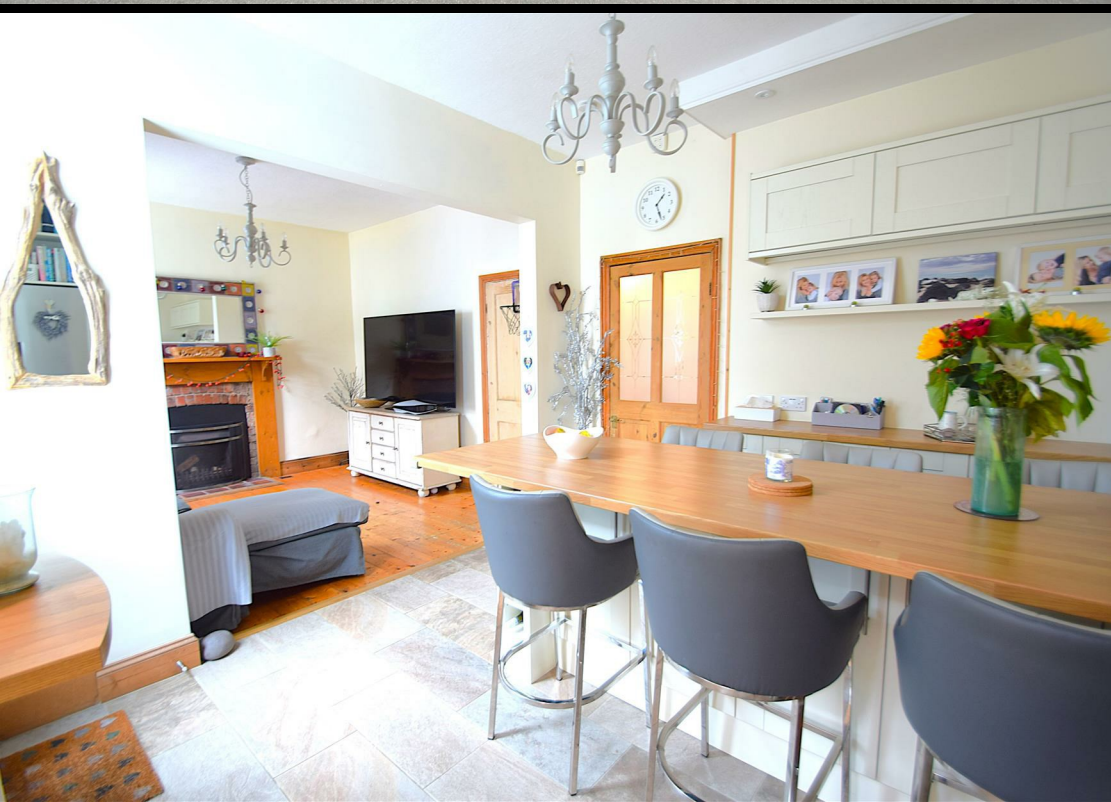
There are low maintainance gardens to the front, side access to the rear gardens, a paved patio and pergola with ample space for garden furniture, potted plants and barbecuing etc. Steps lead up to a level section of lawn with deep shrub borders and specimen tree. Useful garden shed, double vehicular gates opening to the side, outside water tap and lighting. Pedestrian door giving access to the front of the house. Courtesy door leading to Garage/workshop

Garage

19'11" x 11'1"
Via land at the side, accessed with remote control door, power and lighting, courtesy door into garden.



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