



1 Pembroke Avenue, Shirehampton, BS11 9SJ  
Guide Price £500,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



1 Pembroke Avenue, Shirehampton, BS11 9SJ

For sale by Public Auction on Thursday 29th May 2025 at Leigh Court, Pill Road, Abbots Leigh, BS8 3RA and online at 7.00pm.

Introduced by Goodman & Lilley and auctioned by David Plaister, an opportunity has arisen to acquire this unique end of terrace, freehold seven bedroom Victorian period family home, built by the renowned Stride builders in c. 1900. Conveniently located within 200 yards of the from the village centre of Shirehampton. This impressive property also enjoys a prominent position on the road which was built circa 1900's - the name is said to have come from the 11th Earl of Pembroke. Originally two neighbouring properties, developed into the large imposing property on offer.

The property consists of an entrance into a sizable hallway, doors leading to play room with wet room, dining room, kitchen, lounge with patio doors leading into the child friendly garden, downstairs bathroom, cinema room with stairs leading to first and second floor which comprises of seven bedrooms, one with en-suite, a bathroom and a play room and solar panels.

EPC Rating: D63 | Council Tax Band: E

- Auction Details:
- Venue: Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA
  - Date: Thursday 29th May 2025
  - Start Time: 7:00pm
  - Bidding Options: In room, online, proxy, telephone

\*Guides are provided as an indication of each seller's minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

This property is being sold in conjunction with David Plaister Ltd, who are the appointed auctioneers. All enquiries must be directed to David Plaister Ltd, who are handling the sale and all associated arrangements. Please contact us on 0117 450 3300 or email info@davidplaister.co.u

- 7 Bedroom End of Terrace Property
  - Vast Accommodation with 3 Bathrooms
  - Number 1&2 Pembroke Avenue - a very rare opportunity to purchase 2 properties with a variety of potential configurations
  - Great Investment to make a unique Bed and breakfast or Air B&B
  - Three Reception Rooms
- Victorian Built by Stride
  - Arranged over Three Floors
  - Potential Parking to the rear for 4 cars
  - These properties could alternatively be split back into 2 dwellngs & sold on or rented out for a regular income.
  - 3000sq ft & 7 rooms

The location is highly convenient for the local schools, shops, cafés, GP surgery, Shirehampton Train Station and Park and Ride. Also close by are the motorway links for the M4/5, Commuters into Bristol can travel by bus, car, train or bike into Clifton or Bristol City Centre. Also within walking distance are delightful walks along the River Avon, Kings Weston House, Blaise Castle and the open fields of Shirehampton Park Golf Course.

Tenure: Freehold...

Council Tax Band: E

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Water, Drainage, Gas and Electric

Entrance Hallway

Entrance via a composite secure door leading into the hallway, doors to all rooms, stairs rising to first floor.

Play Room

18'6" x 4'10"  
uPVC double glazed windows to side aspect, skylight windows, radiator, oculus window to front aspect, door leading into wet room

Wet Room

5'2" x 4'9"  
uPVC double glazed window to side aspect, low level wc, shower, wash hand basin, radiator, fully tiled

Dining Room

14'1" x 12'4"  
uPVC double glazed bay window to front aspect, feature fireplace, radiator

Kitchen

16'2" x 10'2"  
uPVC double glazed windows to side and rear aspect, uPVC door leading into rear garden. Fitted with a range of high quality wall and base units with work surfaces. Integrated dishwasher, washing machine and tumble dryer. Stainless steel 5 burner gas and electric cooking range with Stainless steel hood over. There is an Island with under counter storage and seating.

Lounge

12'8" x 23'3"  
uPVC double glazed sliding patio doors leading into the rear garden. uPVC double glazed window to rear aspect, vintage radiators, door leading to end hallway.

Hallway

Doors leading to bathroom and Cinema room

Bathroom

11'2 x 5'10  
uPVC double glazed window to rear aspect. P Shaped disabled bath with shower over, low level wc, wash hand basin, radiator, door to rear aspect.

Cinema Room

14'10 x 9'  
Door to front aspect, stairs leading to first floor, ornate fireplace, laminate flooring.

First Floor Landing

Stairs rising to second floor.

Bedroom 1

11'7" x 16'0"  
Two uPVC double glazed windows to front aspect, radiator, fitted wardrobes and bedside cabinets.

Bedroom 2

10'10" x 9'10"  
uPVC double glazed window to front aspect, radiator

Bedroom 3

11'5" x 9'7"  
Window to rear, Storage cupboard, stairs rising to top floor play room, door into en-suite

En-suite

Shower cubicle, low level wc, wash hand basin

Bedroom 4

14'6" x 9'5"  
uPVC double glazed window to front aspect, radiator

Bedroom 5

8'11" x 8'5"  
uPVC double glazed window to side aspect

Top Floor Landing

Doors to all rooms

Bedroom 6

9'5" x 14'6"  
Window to side aspect

Bedroom 7

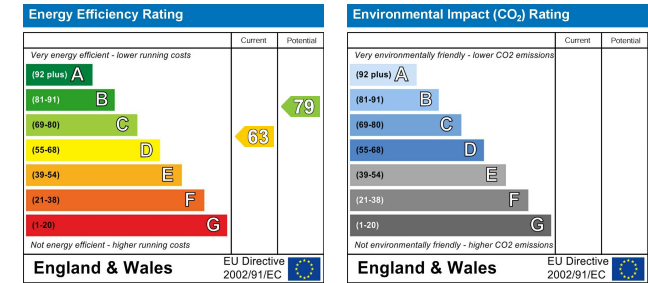
8'3" x 6'0"  
Skylight, window

Attic/Play Room

14'6" x 14'10"  
uPVC double glazed windows to rear and side aspect, eaves storage, access to further loft space

Gardens

The garden to the rear of the property are easy to maintain and very child friendly. There is also a large storage shed at the bottom of the garden.

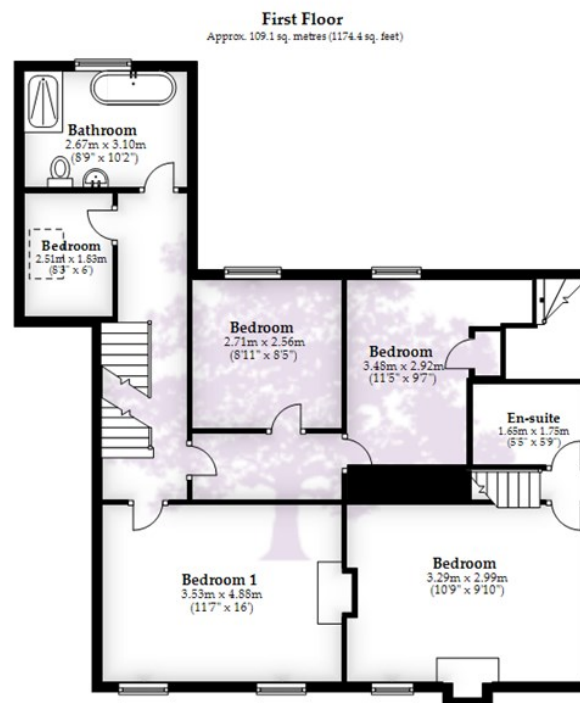
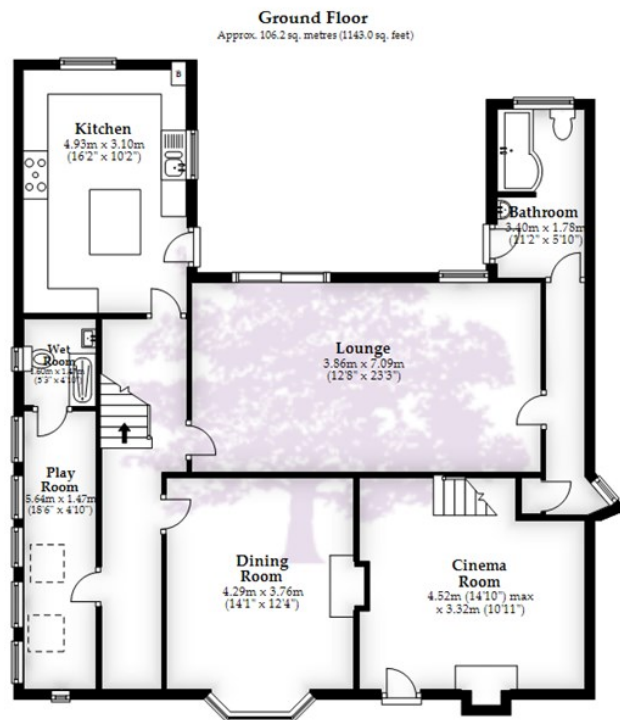


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Total area: approx. 254.3 sq. metres (2737.1 sq. feet)

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 PlanItPro.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.