



8 Selworthy Road  
Upper Knowle, Bristol, BS4 2LF  
**Asking Price £599,995**



## 8 Selworthy Road

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8 Selworthy Road is a stunning, Victorian mid terrace, three storey home, offering elegant and beautifully proportioned accommodation throughout. Finished to an exceptionally high standard with such care and attention to detail.

On the ground floor, the bespoke open plan kitchen/diner offers an abundance of light via unique glazing to the side return, plus a large pivot door the leads seamlessly to the garden. Featuring underfloor heating, recessed electric blind, and integrated appliances, with a useful laundry room, cloakroom and understairs storage beyond.

A warm and inviting separate lounge is situated at the front of the house with fireplace and a bay window. Original wooden floorboards, restored and painted, run through the lounge, hallway and second reception room, which is bright and inviting, with fireplace and additional access to the garden.

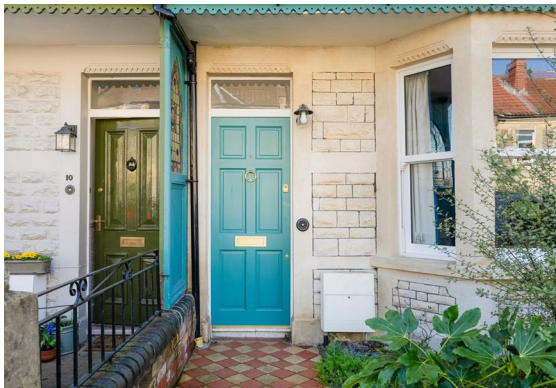
An elegant staircase leads to the first floor with a generous principal bedroom, family bathroom and two further bedrooms.

On the upper floor is a master bedroom with contemporary ensuite shower room and beautiful views across to Dundry.

The fenced rear garden enjoys a south west facing aspect, with patio and lawn areas. Restored Bath stone to the frontage, with original tiled pathway and slate paving to match the patio.

The house is situated in one of Bristol's most sought after locations of Knowle, with Redcatch Park only a short walk and Arnos Vale just a couple of streets away. Also within walking distance of Bristol Temple Meads train station and the City Centre via either the A4 Bath or A37 Wells Roads (with their many eateries, shops and amenities).

**Hallway**  
17'7" x 4'11" (5.38m x 1.52m)





Lounge  
14'4" x 12'7" (4.37m x 3.86m)

Dining room  
11'10" x 10'7" (3.61m x 3.25m)

Kitchen breakfast room  
18'0" x 10'9" (5.49m x 3.29m)

Laundry room  
3'4" x 2'11" (1.04m x 0.89m)

Cloakroom  
5'4" x 2'1" (1.63m x 0.65m)

Landing

Bedroom one  
15'11" x 11'10" (4.86m x 3.63m)

Bedroom two  
11'10" x 10'7" (3.63m x 3.25m)

Bedroom three  
11'10" x 9'6" (3.61m x 2.92m)

Family bathroom

Master bedroom  
15'5" x 10'2" (4.7 x 3.12)

Ensuite  
7'6" x 4'9" (2.31 x 1.47)



## Floor Plan



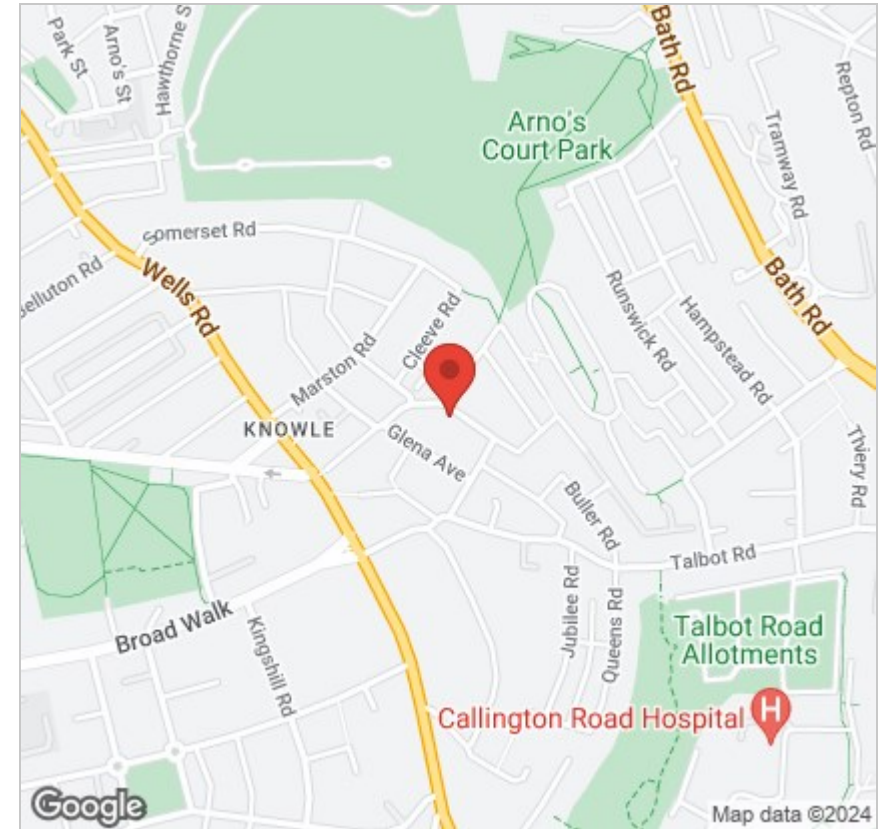
## Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

## Area Map



## Energy Efficiency Graph

