



**53 EASTFIELD ROAD
WESTBURY-ON-TRYM
BRISTOL**

53 EASTFIELD ROAD, WESTBURY ON TRYM, BRISTOL, BS9 4AE

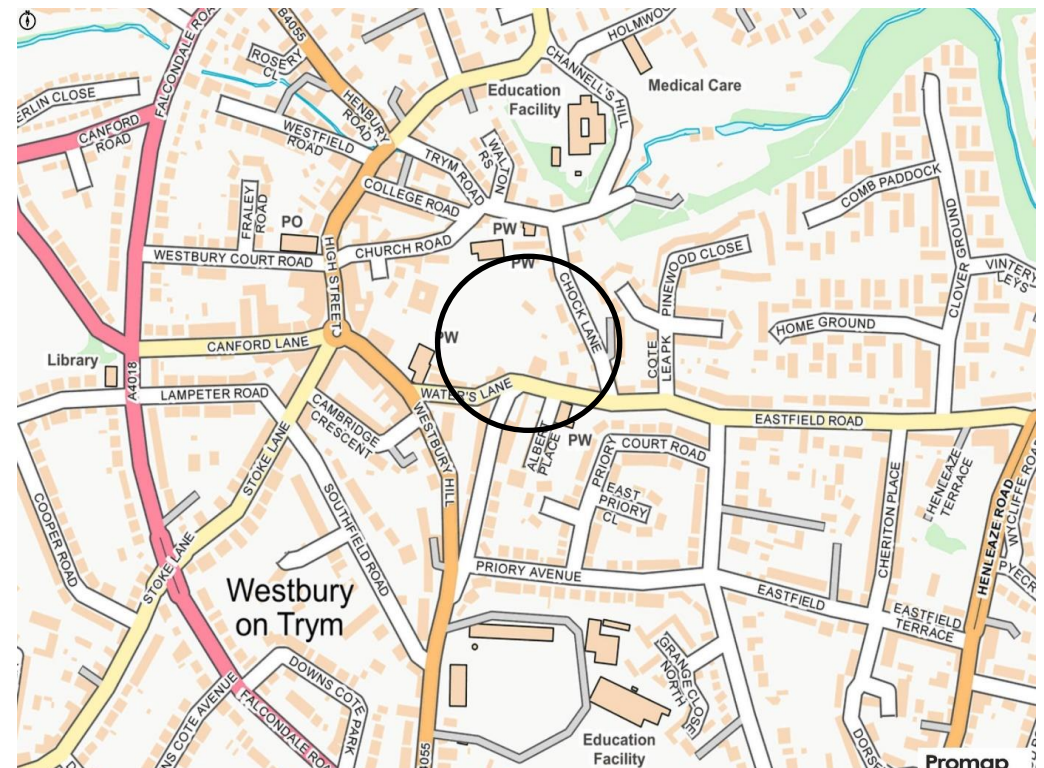
A most attractive Grade II listed Georgian Italianate style family home situated in an elevated position above the historic village of Westbury-on-Trym within four miles of the centre of Bristol.

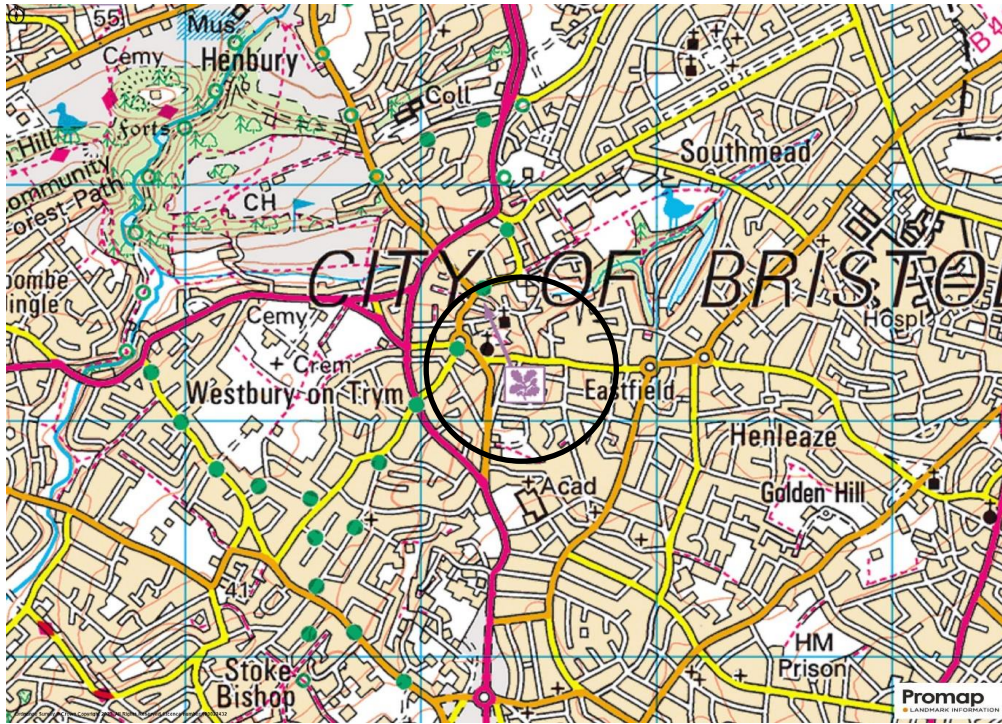
Constructed in 1853, the house offers character-filled, impressively proportioned accommodation arranged over four floors and occupies an overall plot of around a quarter of an acre. Indeed, one of the most predominant features of the property is the beautifully manicured, walled gardens with the rear garden having a central level lawn and offering a good degree of privacy. The gardens have been lovingly stocked and landscaped during the present vendor's twenty-eight years in residence with a pleasing variety of shrubs and tree specimens, creating a real haven. The property is adorned with countless fine features of the era including ornate fireplaces, intricate ceiling detail, panelled sash windows (the majority with working shutters) and a wonderful example of an elegant Georgian central stairwell. A welcoming reception hallway provides easy access to both the kitchen/dining room and two elegant reception rooms. An impressive drawing room has an ornate open fireplace and twin French windows opening to a west facing veranda, proving the ideal spot for al fresco evening dining. In 1997 the property was extended to create a single storey dining room designed to be open plan to the kitchen, harnessing an abundance of natural light and providing the all-important direct garden access. The first floor provides three generous bedrooms served by a shower room on a mezzanine, and the second/top floor has a further three double bedrooms served by a sizable bath/shower room. These upper floors offer impressive, far-reaching views over the village of Westbury-On-Trym towards the open spaces of Henbury to the west. The bedrooms to the rear attract the morning sun and offer an equally pleasing outlook over the aforementioned landscaped garden. Lastly, the basement level of this house offers an immense amount of character giving us an insight to how the house worked in the past. Features include the old kitchen that now offers practical usage as a utility room and a labyrinth of vaults provide perfect wine stores. It cannot be ignored, given the space offered on this level, that some might further develop the cellars to suit individual needs, perhaps as self-contained accommodation, a gymnasium or media rooms for example. Ample car parking is catered for with a hardstanding driveway that leads into a detached garage. The parking is approached through an automated gate leading from Albert Place directly behind the house.

In conclusion this is a fantastic, historic family house, adorned with many wonderful preserved Georgian features, stunning gardens and amenities on the doorstep.

LOCATION

Westbury-on-Trym is a highly regarded residential location, still very much a village yet within the city of Bristol. Eastfield Road is a stones throw of the high street that provides a number of amenities such as high street shops, banks, post office, public houses, cafes, medical centre and restaurants. The property is particularly well served for schooling in both state and private sectors. Westbury-on-Trym Primary and Bristol Free School, as well as Redmaids High and Badminton Schools are within a mile of the property. Slightly further afield are Clifton College, Clifton High School, QEH and BGS. Bristol City Centre is three miles away providing access to the national rail network via Bristol Temple Meads. Bristol Parkway Station, which provides an express service to London Paddington, is about four and a half miles away. The more comprehensive shopping facilities of Cribbs Causeway together with access to the motorway network from nearby M5 junction 17 are just three miles to the north. For recreation, Henbury Golf Club and David Lloyd Health and Leisure Club are within a mile, as is the vast expanse of Bristol's famous Downs.





OTHER INFORMATION

TENURE: We understand to be Freehold (Grade II listed).

LOCAL AUTHORITY: Bristol City Council t: 0117 922 2000
or www.bristol.gov.uk

COUNCIL TAX BAND: G - £3,908.73 for 2023/24.

SERVICES: Mains electricity, water and drainage.
Gas fired central heating and facilities for broadband internet.



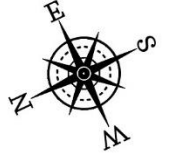
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Gross Internal Area (Approx.)

Main House = 265 sq m / 2,852 sq ft

Vaults (approx.) = 35 sq m / 376 sq ft

Total Area = 299 sq m / 3,228 sq ft



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



Overall plot size
(including house)
0.237 acres
(0.095 HA).
Rear garden 24.5 x
21.4M

+ 51.2m

Community
Church

EASTFIELD ROAD

ALBERT PLACE

0m 5m 10m 15m

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Promap
LANDMARK INFORMATION





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