



£850,000

39 St. Andrews Road, Montpelier, Bristol, BS6 5EG

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

39 St. Andrews Road Montpelier, Bristol, BS6 5EG

An exceptional house, with an exceptional garden, located within 1 mile of the city centre.

Built in the 1930's this end of terrace home has been carefully renovated and extended by the current owners. To supplement the main house there is a separate self contained studio, a workshop created from a shipping container and a sauna.

The accommodation on the ground floor comprises a front reception room which is currently used as a study/occasional bedroom. This room has an oak floor, cast iron log burner and a half-bay window. At the rear of the ground floor is an open plan living room which connects to a kitchen /dining room spread across the back of the house. A tiled floor runs throughout while timber windows and bi-folding doors link the garden. The kitchen is fitted with a range of modern units, has space for a dining table and has plenty of natural light helped by the velux window above. Accessed from the kitchen area is a useful utility room which leads back into the main hallway, past a useful w/c to the stairs climbing up to the first floor.

On the first floor there are three bedrooms and a bathroom. The front double bedroom has a stripped wood floor and a half-bay window. Adjacent, the second double bedroom has a painted wood floor and a window facing the rear. The third single room works perfectly as a child's bedroom or study. The bathroom is fitted with a white suite with travertine wall tiles and a vanity unit with a circular hand wash basin with storage beneath.

Stairs rise to the top floor to a very impressive master suite. This open plan room is flooded with light and has feature windows in the apex, bi-folding doors and a Velux balcony window. The variety of glazing makes



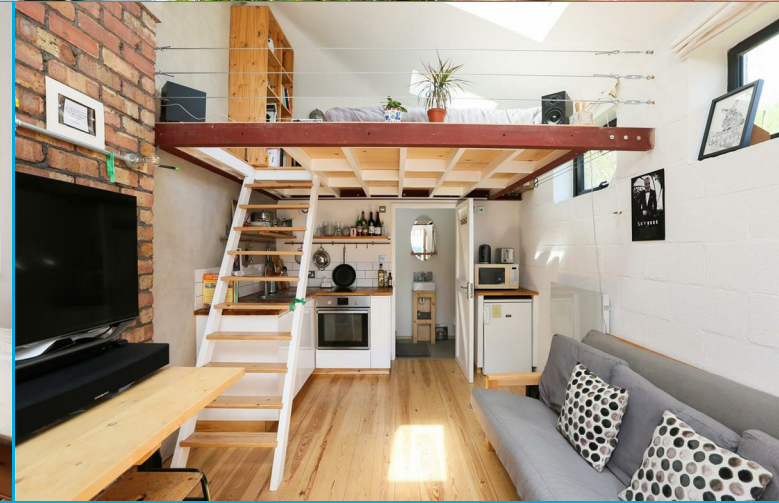
the most of the far reaching views towards the city centre and on back up into St Andrews on the opposite side. A stripped wood floor runs throughout and a free standing bath tub adds a touch of indulgence.

Externally to the main house a self contained studio has been created in the former garage, while an off road parking space remains in front. Hidden behind double doors, an inner timber doors leads into a kitchen living area on the ground floor with a separate shower room and w/c at the rear. This cleverly designed space also incorporates a ladder up to a mezzanine sleeping platform. To the right hand side of the driveway is a freestanding shipping container which is partially used as a workshop and partially used as a store room.

The large, triangular garden wraps around two sides of the property and spans over 100ft across the rear boundary. There is a secluded patios seating area beyond the kitchen at the rear which has a pond and timber built sauna. The patio continues into the larger section of the garden, which opens up into a large lawn. There are a range of vegetable beds, fruit trees, shrubs, plants and a pergola covered seating area at the far end.

This truly unique and versatile home suits a range of uses, offering a level of outdoor space and flexibility rarely seen in other homes locally. The central location is in easy reach of all the cafes, restaurants and shops on both Picton Street and Stokes Croft, while Montpelier train station and Montpelier Park are only moments away.





St. Andrews Road, Montpelier, Bristol, BS6 5EG

Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft
 Mezzanine = 7.3 sq m / 78 sq ft
 Workshop / Store / Sauna = 13.4 sq m / 144 sq ft
 Total = 186 sq m / 2001 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID 852556)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk