



£1,450,000

33 Logan Road, Bishopston, Bristol, BS7 8DS

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## 33 Logan Road Bishopston, Bristol, BS7 8DS

A substantial Victorian semi-detached home with accommodation arranged over four floors. A paved pathway leads up to the front door with a spacious entrance hallway within. A glazed window above pulls in natural light, the original geometric tiled floor has been retained and there is a further door providing direct access down the side of the house to the back garden. The inner hallway has a stripped wood floor and doors to all ground floor rooms. The first door on the right leads into a classically proportioned living room with a bay window with the original sashes, stained glass top lights, a cast iron log burner, ceiling cornice and rose. Adjacent to this room at the front of the house is another reception room which is currently used as an office/ music room and has two sash windows, ceiling coving and built in storage in the chimney breast recesses.

An impressive kitchen/ dining/ living space has been created and spreads across the rear of the house. Designed by a local architect, this stylish and well thought out space is the social hub of the house and easily connects the garden. The room perfectly blends new with old with period cornice, ceiling rose and fireplace sitting next to a sleek modern kitchen, dark framed windows and an engineered wood floor. The kitchen has a range of modern units with integrated appliances, composite worktops, peninsula island, downlighters and a tiled floor. There is a useful utility room discreetly positioned beyond which sits next to a shower room at the end of the house. The living/dining area extends with an apex roof with velux windows and bi-folding doors which seamlessly connect the outdoors. Vertical column radiators have been added alongside a bespoke horizontal radiator with a wooden bench seat over.

A doorway sits behind the stairs in the main entrance hallway and leads down to a useful 17'6 x 13'9



basement with window facing the front; perfect for storage (while also offering conversion potential). The stairs above sweep upwards to the first floor.

The first doorway from a half landing leads into a stylish and sophisticated bathroom. This contemporary room has a roll top bath, walk in shower, wall mounted circular basin, built in storage and a cast iron fireplace. The staircase then continues to the first floor landing comprising three double bedrooms including the master bedroom which has two sash windows with views across to Redland, ceiling coving and an en-suite bathroom with a separate bath and walk-in shower. The further two double bedrooms both have sash windows and original cast iron fireplaces. Further stairs continue up to a fourth double bedroom with sash window and fireplace with a walk in loft storage space beyond. There is potential for conversion and additional bedrooms if required.

At the rear of the property is an enclosed garden with lawn, shed, mature borders, a pond and a raised decked seating area perfectly positioned to catch the afternoon sun. The garden can also be accessed by an enclosed side passage which also provides additional storage. This extensive period home has an open aspect at the back overlooking neighbouring gardens and views from the front across to Redland. At the front, the property has a distinctive Acer tree and parking for one car. The location sits within the APR for both Bishop Road and Redland Green schools while all the amenities on Gloucester Road are within easy reach.

Vendor's comments - "This has been the most fabulous family home for us over the last 24 years. We can watch the seasons change across the allotments at the front and within our leafy garden at the back. We have enjoyed the huge sense of space within the house, which has allowed us to throw many a good party. Without exception our neighbours are lovely and for all these reasons we are staying in the area when we move."





# Logan Road, Bishopston, Bristol, BS7 8DS

Approximate Gross Internal Area = 256.1 sq m / 2757 sq ft

Approximate Gross Internal Area = 330.6 sq m / 3558 sq ft (Including Attic)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013963)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		53	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		36	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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