



Guide price £800,000

29 Ashley Hill, Montpelier, Bristol, BS6 5JA

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29 Ashley Hill Montpelier, Bristol, BS6 5JA

Located in a prominent position within Montpelier is this stylish and individual mid-terrace Victorian family home. The property has a real sense of quality and has been tastefully finished throughout. Key features include four double bedrooms, a host of retained period features, two spacious reception rooms, an extended open plan kitchen/diner, a 40ft south-west facing mature garden and a beautifully designed separate studio with rear access.

Ground floor accommodation comprises a main vestibule entrance, with original ornate cornice and ceiling rose, leading into hallway complete with an original stripped wooden floor and storage cupboard located underneath the staircase. The living room and lead reception sits at the front of the house and features a box bay window with their original timber-framed sashes, a working cast-iron fireplace, cornice/ceiling rose and picture rail. Next door, the second reception is currently used as a lounge/music room and leads seamlessly onto an open plan kitchen/diner via an open arch.

The kitchen has been tastefully finished with a range of solid wood shaker style base units with contrasting oak work-tops, stainless steel fittings and a Belfast sink. Open shelving, a stripped wooden floor and a wood-burning stove add to the feel and compliment the overall look. The dining area has ample space for large table and is bathed in natural light thanks to large Velux windows and a two sets of timber-framed French doors providing direct access out onto the rear garden.

A staircase leads up to the first floor to two double bedrooms and a spacious family bathroom. The master bedroom with en-suite is situated at the front of the house and benefits from a green and leafy outlook onto Ashley Hill. Features include bespoke



fitted wardrobes, cornice, picture rail and a stripped wooden floor. Adjacent is a smartly finished en-suite shower room with walk-in shower, metro style tiled splash-backs, a chrome heated towel rail and a tiled floor.

Bedroom two sits in the middle of the house and features a stripped wooden floor and built-in wardrobe, whilst a sash window provides a pretty view over the rear garden. Finally, a spacious family bathroom with its striking colour scheme completes the floor and features a white suite with freestanding roll-top bath tub, separate walk-in shower, a stained glass sash window, heated towel rail and tiled floor. On the top floor are two further double bedrooms both benefitting from roof-top views across Montpelier via panelled glazed dormer windows.

Externally, the property bares the classic Bath stone facade and sits in an elevated position tucked away behind a rubble stone wall with just four other properties. The rear garden benefits from a sunny south-westerly facing aspect and has been presented in two sections consisting of a paved patio/seating area with steps leading up to a 30ft laid lawn which in turn is bordered on both sides by an array of mature trees, plants and shrubs. At the end of the garden is a beautifully designed studio with bi-folding doors leading onto a raised decked terrace. The studio area with its vaulted ceiling measures 16'4 x 14'2 and features four Velux windows allowing for plenty of natural light. There is also the added benefit of a kitchenette and separate shower room with W/C. A door provides direct access out on to Old Ashley Hill and offers a range of possibilities for usage. The studio further benefits from plenty of extra storage underneath the terraced area.

29 Ashley Hill is a wonderful example of this style of property and has been lovingly modernised and extended by its current owner over the past twelve years. Tucked away in an elevated position within Montpelier with it's great sense of community. The property is conveniently located for access to major transport links including Montpelier train station and

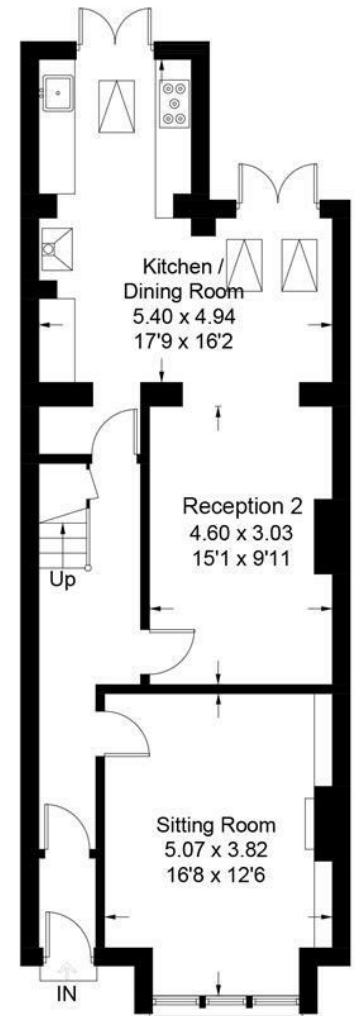


the M32, M4 & M5. The shops, restaurants, cafes and pubs on Picton Street and Gloucester Road are just 0.4 miles and 0.7 miles away respectively. The property also falls within catchment areas to the highly regarded Fairlawn Primary and Montpelier High Schools.

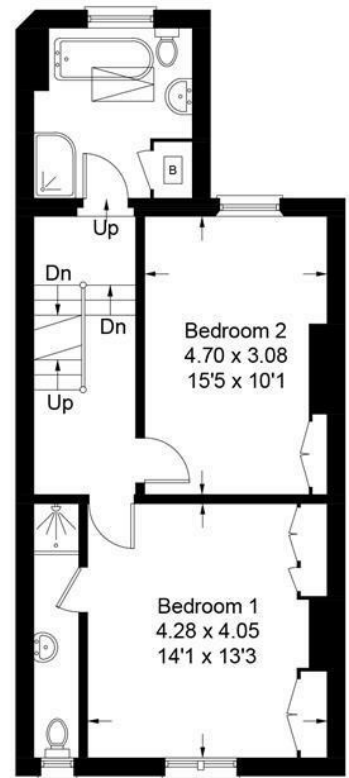


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Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft
 Outbuilding = 32.3 sq m / 348 sq ft
 Total = 198.8 sq m / 2140 sq ft

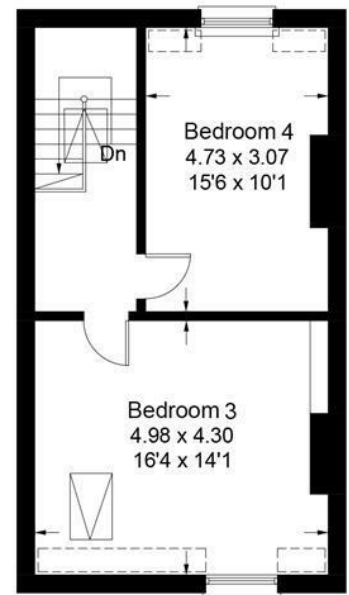


Ground Floor

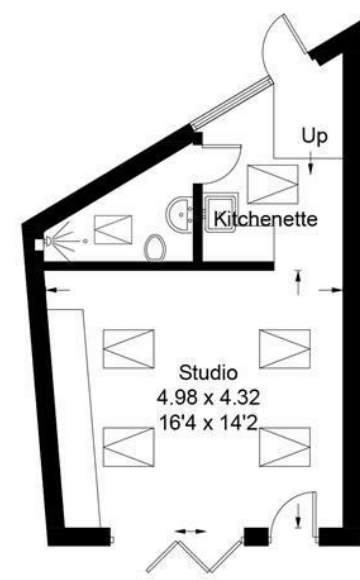


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID992393)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(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	



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