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Guide price £1,200,000

13 Logan Road, Bishopston, Bristol, BS7 8DU

2 The Promenade, Bristol, BS7 8AL

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# 13 Logan Road Bishopston, Bristol, BS7 8DU

A substantial Victorian family home located on one of Bishopston's most desirable roads.

This fine example has been meticulously maintained by its current owner and offered to the market for the first time in over 30 years. The property has plenty to offer including four double bedrooms, two receptions, an open plan kitchen/diner, off-street parking for 1/2 vehicles and a mature rear garden with separate studio.

The accommodation on the ground floor comprises a vestibule entrance complete with original period tiled floor that leads into a central hallway providing access to all ground floor rooms. At the front of the property is a living room with bay window complete with double-glazed timber frame sash windows. Further features include a high ceiling with ornate cornice and rose, picture rail and a feature fireplace. The adjacent reception room shares the same aspect and is currently used as a study.

Across the hallway to the rear of the house is a light and bright open plan kitchen/diner that offers the perfect room for families and socialising with a seamless connection to the garden via a set of French doors. This room has an engineered oak floor throughout and a wood burning stove with period surround. The contemporary kitchen is fitted with a range of wall and base units with contrasting work surfaces and also incorporates a central island with breakfast bar. Beyond the kitchen is a separate utility room and downstairs bathroom beyond, whilst a separate walk-in cupboard is tucked neatly underneath the staircase.

A staircase sweeps up to the first floor to four double bedrooms and a family bathroom. The master bedroom is situated at the front of the property and



benefits from an array of period features, whilst a large bay window with double glazed timber sash windows provides a green and pleasant outlook onto neighbouring houses. Next door, bedroom four shares the same view and is currently being used as a guest bedroom. Across the landing, bedrooms two and three are both well proportioned doubles and overlook the rear garden. On the top floor is a loft room offering plenty of extra storage/occasional guest bedroom.

Externally, the front of the property possesses the classic Victorian facade with a period tiled pathway leading up to the front door. There is a block paved driveway providing off-street parking for 1/2 cars and planted beds feature an array of plants and shrubs. The rear garden has been presented in three sections consisting of a shale patio/seating area and laid lawn beyond. Planted borders are filled with mature plants, trees and shrubs. At the rear of the garden is another private patio/seating area perfect for al fresco dining and a timber-framed studio with full mains power.

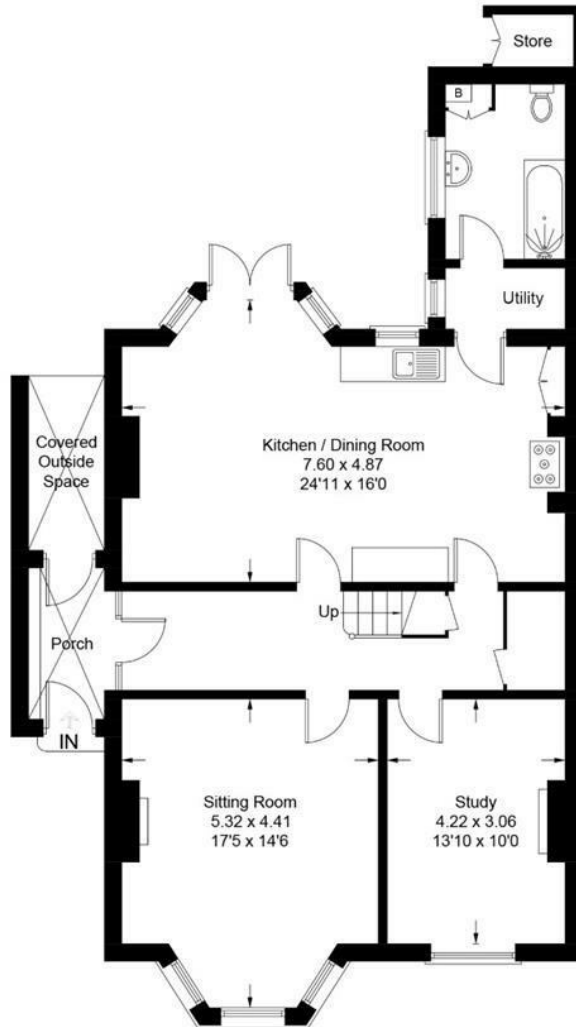
13 Logan Road is an exceptional property and the perfect family home. It offers convenient access to the cafe's, bars and local amenities that Gloucester Road has to offer and is also within one mile of the City Centre. The property falls within catchment to some highly regarded primary schools as well as Redland Green secondary school.



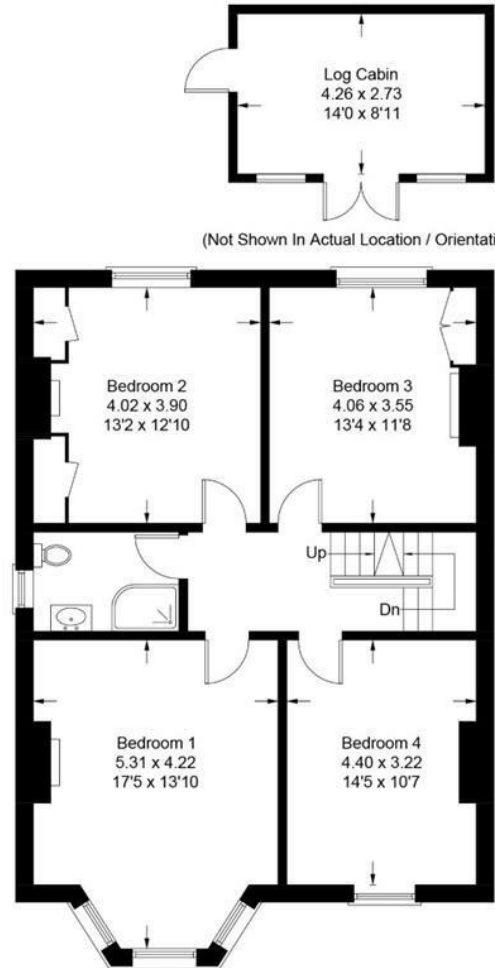


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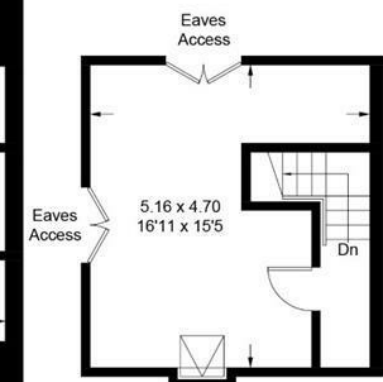
Approximate Gross Internal Area = 201.8 sq m / 2172 sq ft  
 Log Cabin / External Store = 12.9 sq m / 139 sq ft  
 Total = 214.7 sq m / 2311 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037748)



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		Current	Potential
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		Current	Potential
EU Directive 2002/91/EC			



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