



£750,000

109 York Road, Montpelier, Bristol, BS6 5QG

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109 York Road Montpelier, Bristol, BS6 5QG

An attractive and elegant Grade II listed Georgian townhouse on York Road. Built circa 1817, No.109 is one of just five houses on this raised terrace originally known as "Waterloo Place".

Accommodation is arranged over four floors, and this particular property retains a host of original features inside and has been well cared for by the current owners.

Steps lead up to the front door and onto a paved terrace that takes full advantage of its sunny southerly facing aspect. Ground floor accommodation comprises a main entrance hallway leading into the living room which features a stunning panel glazed sash window and an open fire. The room benefits from a cosy feel yet is open planned to the kitchen and dining room.

The kitchen has been fitted with a range of wall and base units complete with solid wood work surfaces and a flagstone floor which is original to the house. Striking tiled splashbacks and a Belfast sink complete the look. An archway leads through into a colourful dining area which further leads directly out onto the rear terrace and garden.

From the central hallway, steps lead down one level into the lower ground floor. Currently used as a TV room/home office, this incredibly useful and private space offers plenty of extra storage for bicycles and even the chance to convert into a separate annex if desired.

A staircase winds its way up to the first floor to the principal bedroom which is located at the front of the house and spans the full width of the property. This south facing room is blessed with natural light and an elevated outlook from the panel glazed sash window.



Along the landing, the family bathroom is spacious and light with a large panel glazed sash window overlooking the rear garden. There is a free-standing roll top bath complimented by a separate basin and W/C. Finally, a cast-iron fireplace with stone surround, a built-in storage cupboard and an original stripped wood floor complete the offering.

On the top floor are two further double bedrooms and an en-suite shower room. The front bedroom is full width and has an original fireplace, built-in wardrobes and a panel glazed window providing panoramic rooftop views over York Road and the city beyond. Bedroom three is also a well-proportioned double and benefits from an en-suite shower room and views over the rear garden.

Externally, the rear garden can be accessed from a set of French doors off the kitchen which leads out onto a paved terrace perfect for al-fresco dining. Steps lead up to a lawned garden with established borders and mature trees at the end providing privacy from the houses on Richmond Road behind.

This property comes with the rare and sought after benefit of a large double garage with gated rear access off Richmond Road. The expansive pitched roof garage with full mains power has been used as a studio, however more recently it has been utilised as extra storage and offers a multitude of uses or even ancillary accommodation.

This exceptional example of a classic Georgian townhouse in Montpelier is full of character and charm and will appeal to many buyers looking in the area due to its beauty, ample accommodation, extensive gardens and garage. The property is ideally situated just a short walk from Picton Street, Montpelier train station and Gloucester Road, is centrally located and is just one mile from the city's centre.



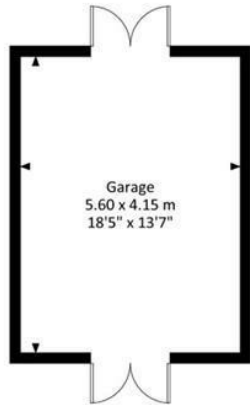


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Approximate Gross Internal Area = 153.88 sq m / 1656 sq ft

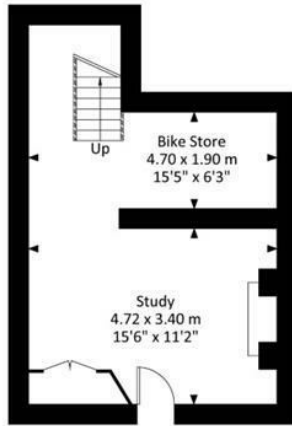
Garage Area = 23.24 sq m / 250 sq ft

Total Area = 177.12 sq m / 1906 sq ft



Garage
5.60 x 4.15 m
18'5" x 13'7"

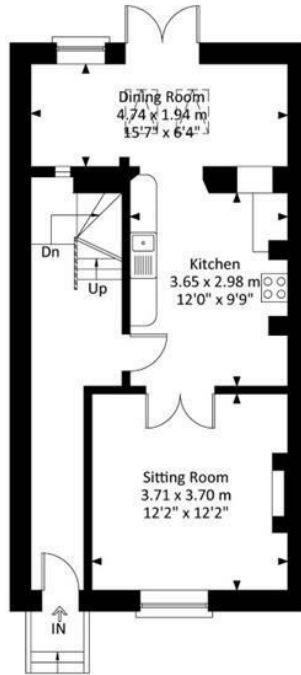
Garage



Bike Store
4.70 x 1.90 m
15'5" x 6'3"

Study
4.72 x 3.40 m
15'6" x 11'2"

Lower Ground Floor

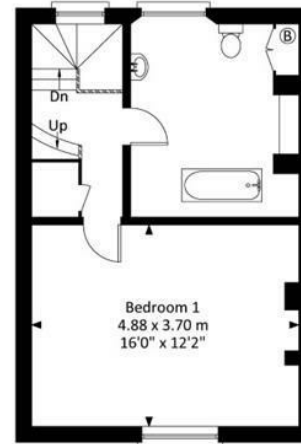


Dining Room
4.74 x 1.94 m
15'7" x 6'4"

Kitchen
3.65 x 2.98 m
12'0" x 9'9"

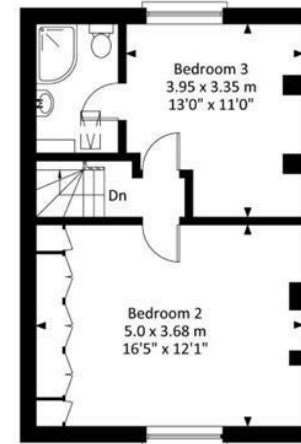
Sitting Room
3.71 x 3.70 m
12'2" x 12'2"

Raised Ground Floor



Bedroom 1
4.88 x 3.70 m
16'0" x 12'2"

First Floor



Bedroom 3
3.95 x 3.35 m
13'0" x 11'0"

Bedroom 2
5.0 x 3.68 m
16'5" x 12'1"

Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



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