

The logo for 'elephant' features the word in a white, lowercase, sans-serif font. To the right of the text is a blue graphic element consisting of a stylized elephant head profile and a curved line above it, resembling a smile or a path.

elephant

£825,000

131 York Road, Montpelier, Bristol, BS6 5QG

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131 York Road Montpelier, Bristol, BS6 5QG

Located in the heart of Montpelier, this elegant four-floor Georgian townhouse boasts a wealth of original period features, secluded gardens to both the front and rear, and an elevated and central location on one of Bristol's most colourful roads. Large south-facing windows offer unparalleled panoramic views across the city and flood the house with natural light.

At the front of the property is a beautiful lead reception room with a period cast-iron fireplace, high ceilings with cornices and original stripped wooden floor. The large panel-glazed sash window (complete with wooden shutters) provides stunning views over the private front garden and bathes the room in light throughout the day.

An archway connects to the spacious rear reception room with French doors that lead directly out onto the tranquil rear garden. Further features include built-in bookshelves and an open fireplace. Completing the floor is a beautifully presented family bathroom with panelled walls, a roll-top bathtub, w/c, basin and parquet floor.

On the lower-ground floor is an open-plan kitchen/diner and sitting room complete with tiled floor throughout and French doors leading out to the private patio and garden at the front. The kitchen is positioned at the rear of the house and is fitted with solid wood shaker-style units with a solid-wood worktop and metro-style tiled splash back. Sash windows overlook a rear courtyard and provide plenty of natural light. The sitting room feels cosy and intimate, with panelled walls and a large original fireplace and bakers' oven providing a real focal point and centrepiece to this glorious room. A smartly finished shower room and separate utility are also located on this floor.



Three bedrooms are situated on the first floor. The principal bedroom overlooks the front of the property and offers uninterrupted roof-top views across Montpelier and the city beyond. This spacious and airy room has been beautifully decorated and features include built-in wardrobes and the classic Georgian high ceiling. Across the landing, bedrooms two and three share the same green and leafy outlook over the rear garden via panel-glazed sash windows. On the top floor is a well-proportioned fourth bedroom with dormer windows to both the front and rear that offer unrivalled views over the city. Eaves cupboards provide plenty of extra storage.

Externally, the front of the property possesses a rendered facade with steps leading up to a solid wood front door. A patio/seating area acts as a real sun trap and leads onto a private and secluded garden surrounded by an array of mature fruit trees, shrubs and a delightful blossom tree. The rear garden benefits from a westerly facing aspect and takes full advantage of the afternoon and evening sun. Several mature trees and an abundance of wildflowers border the perimeter and serve to create a tranquil oasis from the hustle and bustle of city life.

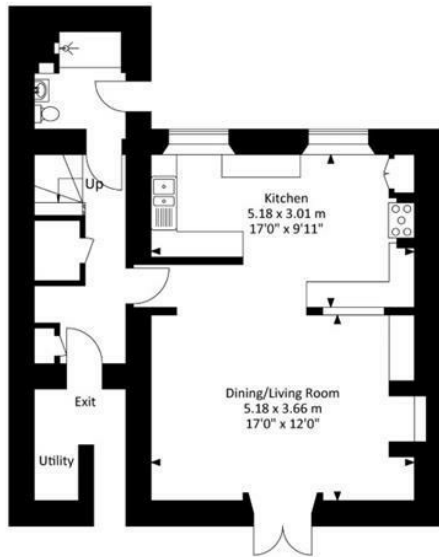
131 York Road is a charming Georgian home on one of the city's friendliest streets. It offers unparalleled privacy and quiet whilst being close to the best of what Bristol has to offer. Award-winning local restaurants, bustling bakeries and independent coffee shops are all right on the doorstep. The famous Gloucester Road (home of the longest run of independent shops in Europe), city centre and Cabot Circus are all within walking distance as are many iconic Bristol cultural highlights including the Beacon, Old Vic, Arnolfini and the harbour. There is also a good selection of primary and secondary schools in the catchment area including Fairlawn Primary School, Montpelier High School and Cotham Secondary School. We highly recommend viewing.



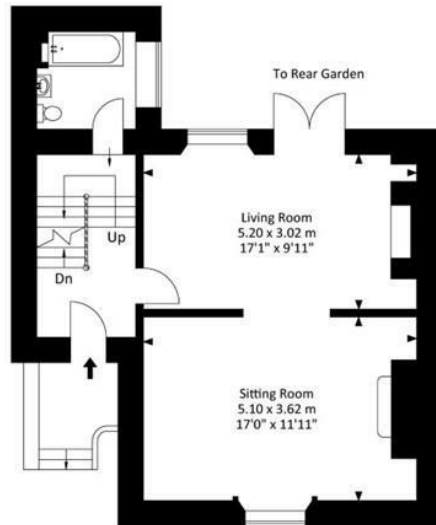


York Road, Montpelier, Bristol, BS6 5QG

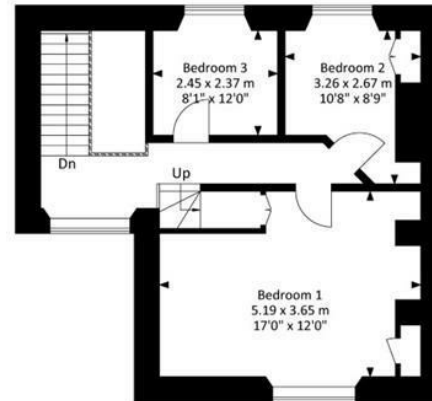
Approx. Gross Internal Area 1765.28 Sq.Ft - 164.0 Sq.M



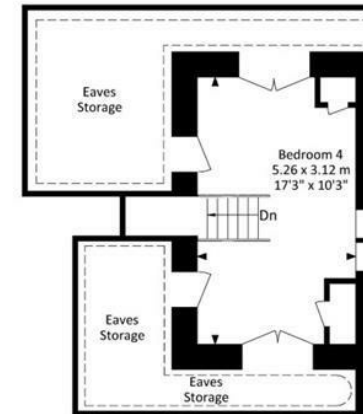
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



elephant 

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