



£1,250,000

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19 Somerset Street Kingsdown, Bristol, BS2 8LZ

A beautiful Grade II listed Georgian townhouse, dating back to the 1770s with captivating city views. This expansive four storey home features four double bedrooms, three bathrooms and a c100 ft southerly facing garden with potential to build a studio or garage at the rear.

The entrance is framed by meticulously restored original cornicing around the front door, and pretty details around the windows. Upon entering, the hallway immediately showcases period features including archway cornicing and half-height wall panelling that extends throughout the ground floor. Stripped wooden floorboards flow through to the back of the house and into each bedroom upstairs.

To the right of the hallway, the study overlooks the street and features original sliding shutters that offer privacy when desired. A log burner and soft carpeted floor creates a cosy space in the colder months.

The main living room at the back of the home has a rich and inviting atmosphere, with dark inky green walls and a bath stone fireplace housing a log burner. A bay sash window not only lets plenty of light into the room, but frames far reaching views across Bristol.

Stepping up to the first floor, the spacious master bedroom benefits from a recently installed en-suite bathroom, complete with blue glazed tiles, a walk-in shower with inset shelving, and patterned floor tiling. In the bedroom, an original fireplace adds to the room's charm, and a large bay window offers excellent views. A second bedroom on this level features a very pretty arched sash window, as well as a period fireplace, and built in storage.

The landing on the top floor of the home is illuminated



by a central skylight, and leads to two additional double bedrooms. The rear bedroom continues the theme of outstanding views, looking out across the city from its elevated position. The front bedroom includes an ensuite bathroom, period fireplace and loft access. A family bathroom with a shower-over-bath configuration and built in cabinetry serves this floor, enhanced by a skylight that floods the space with natural light.

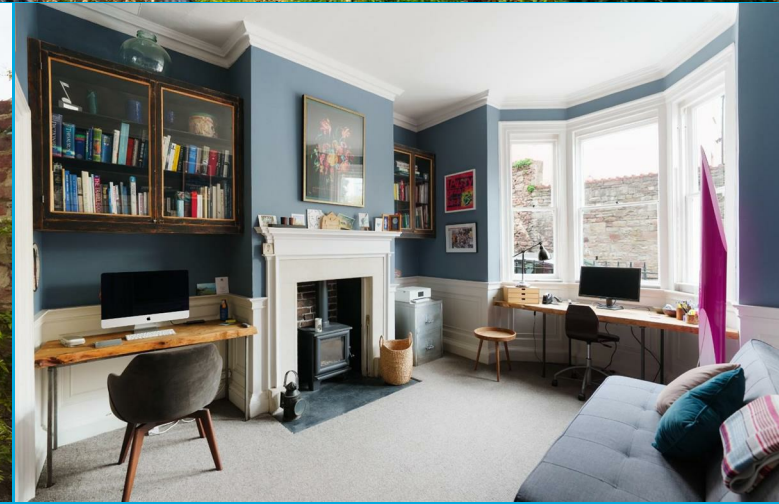
The lower ground floor contains the kitchen, which features an AGA oven, wooden units, a large island and tiled flooring. Wooden panelling adorns the walls and a sash window with a window seat provides views of the garden and city vista. Adjacent to the kitchen, a convenient w/c is tucked under the stairs, and across the landing a store room with flagstone floor leads to a small courtyard space.

The kitchen's backdoor opens to a patio area, with steps descending to the terraced garden containing mature trees and planting as well as a fire pit area, creating an inviting space for socialising during the summer months.

The very end of the garden is currently fenced, but a gate could easily be installed to allow for off-street parking to be accessed from Dove Street. Planning permission had previously been approved for a garage, with a studio above to be built on this land, so there is potential for further development (subject to the correct permissions)

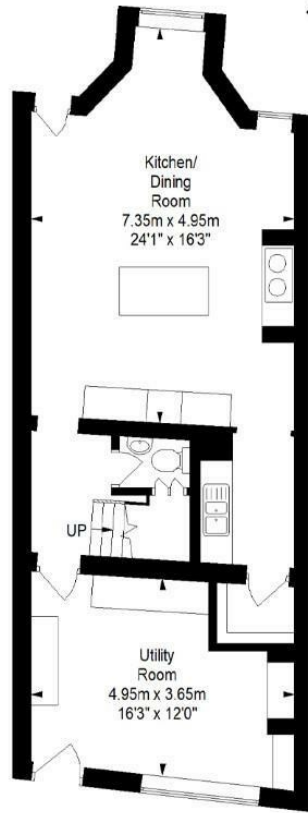
The location of the property feels quiet and secluded while remaining in very close proximity to the city centre, with Bristol University and Bristol Royal Infirmary being just a short stroll away. Also within walking distance, the lively districts of Cotham and Stokes Croft offer an excellent selection of cafes, restaurants and shops.



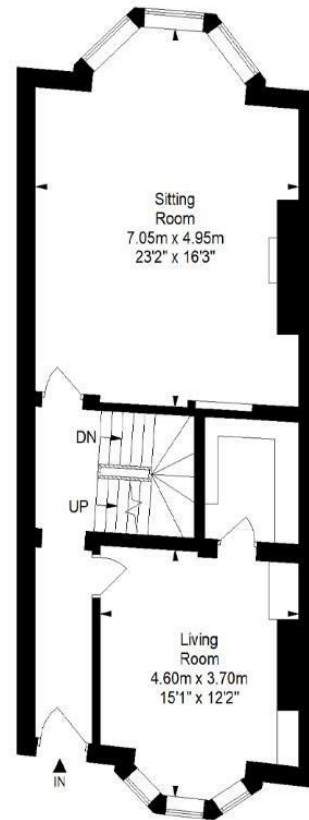


Somerset Street, Kingsdown, Bristol, BS2 8LZ

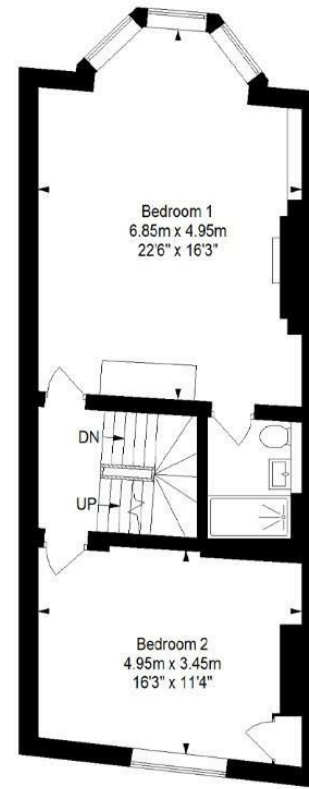
Approximate Gross Internal Area = 253.0 sq m/ 2723.4 sq ft



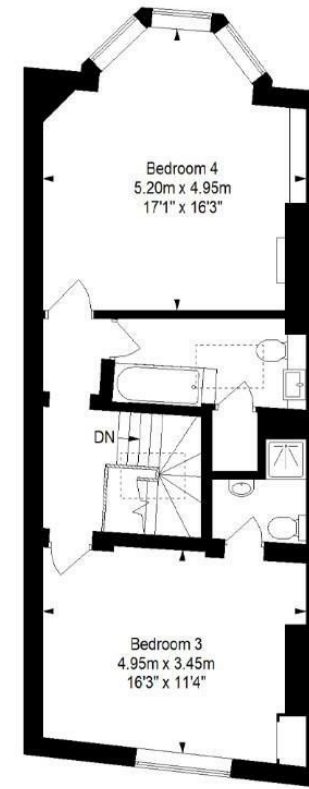
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)
Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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