



£1,400,000

29 Julius Road, Bishopston, Bristol, BS7 8EU

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29 Julius Road Bishopston, Bristol, BS7 8EU

This impressive home is nestled on a peaceful residential road in Bishopston.

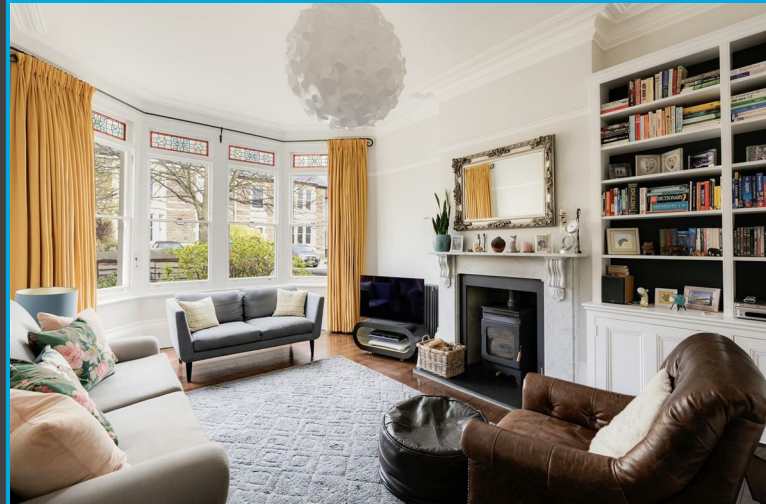
The porch entrance at the side of the house makes an excellent first impression, with detailed period tiles underfoot and intricate stained glass detailing leading to the home. The period features continue into the large downstairs hallway including detailed cornicing, a ceiling rose and even a period doorbell. Cast iron radiators and stripped wooden floorboards extend throughout the downstairs level of the home.

The main sitting room is a bright and inviting space thanks to large bay window with beautiful stained glass panels. A log burner sits within an original fireplace, with useful storage built in to one of the alcoves. Just next door to the sitting room, the study offers the perfect home office, or the opportunity for a cosy second lounge.

Across the hall you'll find a spacious open plan kitchen/dining room with large sash windows overlooking the garden. The kitchen was recently renovated by the current owners with grey shaker style units and marble worktops. The patterned tiled oven backsplash brings character to the room, with the large island creating a sociable space. A useful and bright utility room offers space for a washing machine and tumble dryer, as well as access to the rear garden via the Crittall style back door.

Stepping outside into the garden is a patio area, perfect for summer dining, leading to a lawn surrounded by mature flower beds and a comfortable swinging seat at the end of the garden. The garden faces south west, perfectly positioned to catch the afternoon and evening sun.

Upstairs on the first floor are three bedrooms,



including a light-filled master bedroom with a large bay window, period fireplace and its own ensuite. The stylish ensuite bathroom features built in cabinetry, a glass walk-in shower, and sash windows bringing plenty of light into the room.

The additional two bedrooms on this floor, one currently being used as a home office, are generously sized, each with soft carpeting, original fireplaces, and sash windows. A large family bathroom completes this floor featuring a roll top bath and walk-in shower.

Moving up to the second floor, the stairwell is flooded with light thanks to a skylight above. The two bedrooms on this level are both spacious enough for a double bed as well as storage options. A bathroom completes this floor with an attractive blue tiled shower.

Externally the property has an off road parking space with EV charging point and also offers solar hot water heating.

This home is tucked away in a sought-after pocket of Bishopston, which is just a short stroll away from the independent shops, cafes and restaurants of Gloucester Road. The area has access to highly regarded schools such as Redland Green and Bishop Road and excellent transport links all within a close radius. Green leafy spaces are in easy reach being equidistant to both St Andrews Park and Cotham Gardens.

This is an exceptional family home in a prime location.





Julius Road, Bishopston, Bristol BS7 8EU

Approximate Gross Internal Area = 240.2 sq m/ 2585.6 sq ft
(Excludes Cellar)

Cellar = 22.0 sq m/ 236.8 sq ft

Total Area = 262.2 sq m/ 2822.4 sq ft



Cellar

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		79
(69-80) C	64	
(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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