



£775,000

38 Cornwall Road, Bishopston, Bristol, BS7 8LH

2 The Promenade, Bristol, BS7 8AL

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## 38 Cornwall Road Bishopston, Bristol, BS7 8LH

Located on one of Bishopston's most desirable roads is this immaculately presented four bedroom period family home. The property has a real sense of quality and has been tastefully finished throughout. Key features include a host of retained period features, a light and bright open-plan kitchen/diner, two reception rooms, an impressive master bedroom with en-suite bathroom and a mature rear garden complete with timber framed studio/home office.

Accommodation comprises; a main vestibule entrance with original stained glass internal door leading into a hallway with a stripped wooden floor and a downstairs w/c incorporated underneath the staircase. The living room sits at the front of the property and features a bay window with upvc sash windows. Further features include ceiling cornice and rose, picture rail and cast-iron wood-burning stove with floating oak mantle. Adjacent, the second reception is currently used as a family room and benefits from an original built-in dresser, cornice and picture rail. A set of patio doors provide plenty of natural light and lead into a useful lean-to sun room offering plenty of extra storage.

At the rear of the house is a contemporary open plan kitchen/diner which is perfect for families and socialising. The kitchen has been fitted with a range of shaker style wall and base units with contrasting solid wood work surfaces and striking metro style tiled splash-backs. A range of integrated appliances, recessed spotlights and an engineered oak floor complete the overall look. The dining/seating area has ample of space for a large table and chairs, whilst a solid wood door provides direct access out on to the rear garden.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom two is



located at the front of the house and spans the full width of the property. This spacious bedroom benefits from a period fireplace and a bay window complete with wooden shutters. Another well-proportioned double bedroom sits in the middle of the house and overlooks the rear garden, whilst bedroom four is at the back of the house and is currently used as a home office/guest bedroom. Finally, completing the floor is a smartly finished bathroom with modern white suite, stainless steel fittings, metro tiled splash-backs and a vinyl floor.

At the top of the house is an impressive master bedroom with roof-top views across Bishopston and beyond via a set of french doors complete with it's own Juliet balcony. The bedroom has been tastefully decorated and features a built-in wardrobe and storage into the eaves. The en-suite shower room is finished with a white suite and large walk-in shower complimented with tiled splash backs and stainless steel fittings.

Externally, the property possesses the classic Victorian rubble stone facade with bath stone accents, whilst the mature rear garden is presented in two sections consisting of a paved patio with a 30ft laid lawn beyond which in turn is bordered by a raised planted bed featuring an array of mature plants, trees and shrubs. Act the end of the garden is a delightful timber framed studio/home office with full mains power.

38 Cornwall Road is a lovely example of a Victorian home, it possesses many practical features for modern family living and is within easy, convenient access to all of the local amenities along the Gloucester Road. The property further benefits from being within catchment to Bishop Road and St Bonaventure's Primary schools as well as the Redland Green APR.





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Approximate Gross Internal Area = 157.54 sq m / 1695.74 sq ft

Outbuilding Area = 10.12 sq m / 108.93 sq ft

Total Area = 167.66 sq m / 1804.67 sq ft

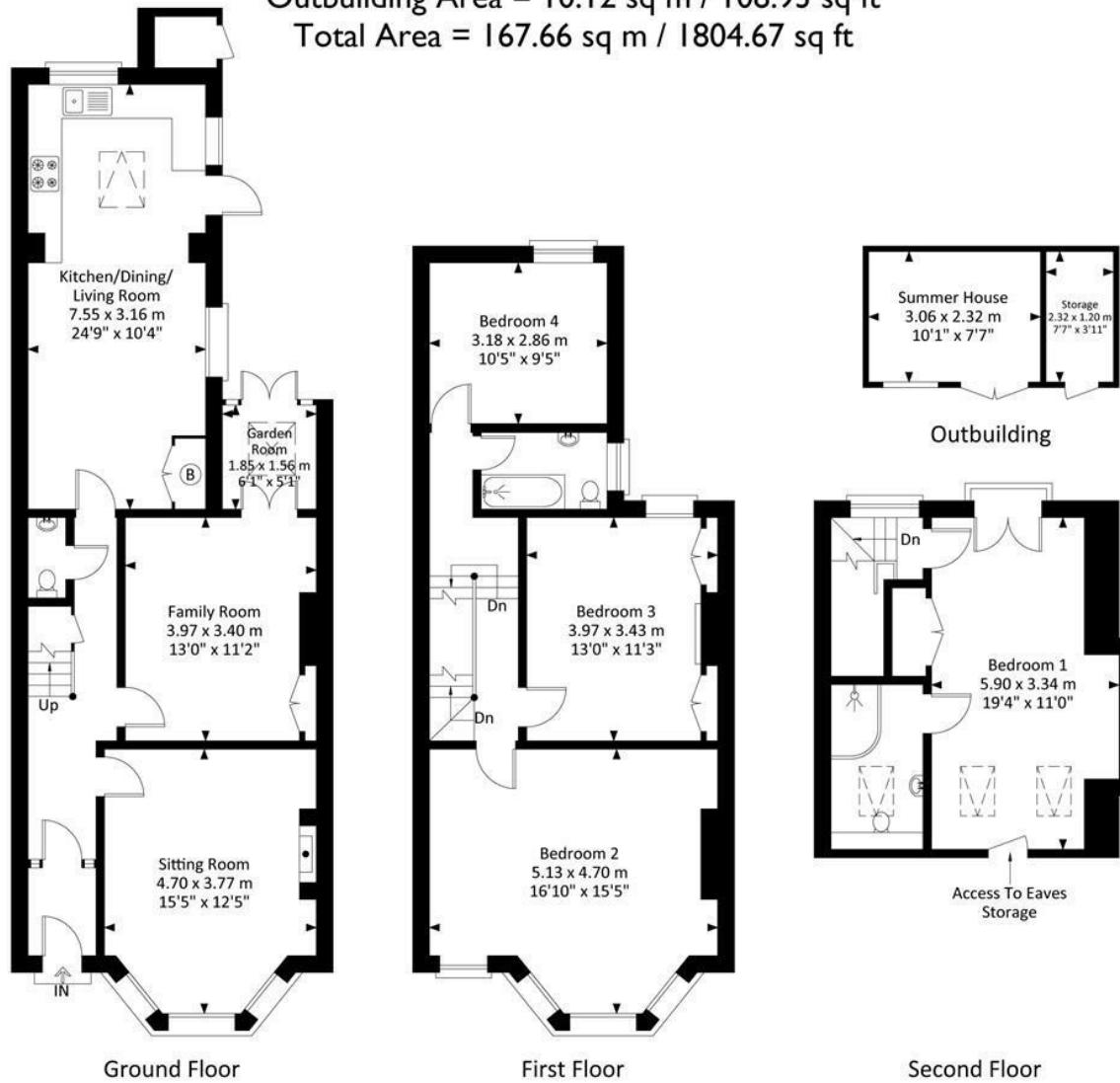
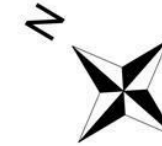


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(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 <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		EU Directive 2002/91/EC	



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