



elephant 

£675,000

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4 Bishop Road Bishopston, Bristol, BS7 8LT

This beautiful, spacious and stylish family home has original details throughout, a 50ft south-facing, secluded garden, and is sold with no onward chain. The house is within the Redland Green secondary school and Bishop Road primary school catchment area, and a 2-minute walk from the shops, restaurants and bars of the vibrant Gloucester Road.

On the ground floor, you'll find a classically proportioned Victorian living room with bay windows, coving, stripped floorboards, alcove shelving and a period fireplace. The second reception room is currently used as an office and features coving and original cabinetry, with an opening onto the covered courtyard.

An impressive, modern kitchen/living space, with 2.73m high ceilings, is located at the rear. The kitchen/living area has large, floor-to-ceiling double-opening doors to the garden, big windows, and a reclaimed herringbone oak floor, bringing contemporary style to this well-considered space. The kitchen has a range of base units with a reclaimed chemistry lab hardwood worktop, over an integrated Belfast sink, dishwasher, gas hob and an electric oven. This light and bright space flows into the cosy courtyard, which features custom-made encaustic floor tiles and a large glass roof.

On the first floor, there are two double bedrooms, a spacious landing, and a family bathroom. Both bedrooms have stripped floorboards and coving, and the bedroom to the front has a period fireplace. The family bathroom at the rear has a bath, a walk-in shower cubicle and a period fireplace.

Further stairs lead to the master bedroom, which features an en-suite. The bedroom has dormer windows overlooking the rear garden, and two skylight



windows to the front, under eaves storage with reclaimed doors, and wooden floorboards. The ensuite comprises a shower cubicle, a toilet and a wash basin.

Externally, at the rear is a large south-facing garden. A paved patio, shaded by a mature Prunus Royal Burgundy, leads onto a lawn, flanked by a long-flowering summer border on one side, and trained pear and apple trees on the other. The garden has a mature Magnolia, red Acer, a Dogwood, ferns and evergreen climbers such as Star Jasmine and Clematis. At the bottom of the garden is a pond with a white water lily, goldfish and Orfe, and a small bridge which leads to the workshop and sheds. The workshop has an insulated roof, electricity, large windows, double doors, and extra storage sheds on either side. The 10 m² workshop could be repurposed as a studio or exercise room.

The small front garden has a wooden storage shed.

The prospective buyers will need to carry out remedial work; quotes from builders are available to indicate the costs involved.





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Approximate Gross Internal Area = 146.96 sq m / 1581.86 sq ft
 Garden Storage / Workshop Area = 18.67 sq m / 200.96 sq ft
 Total Area = 165.63 sq m / 1782.82 sq ft

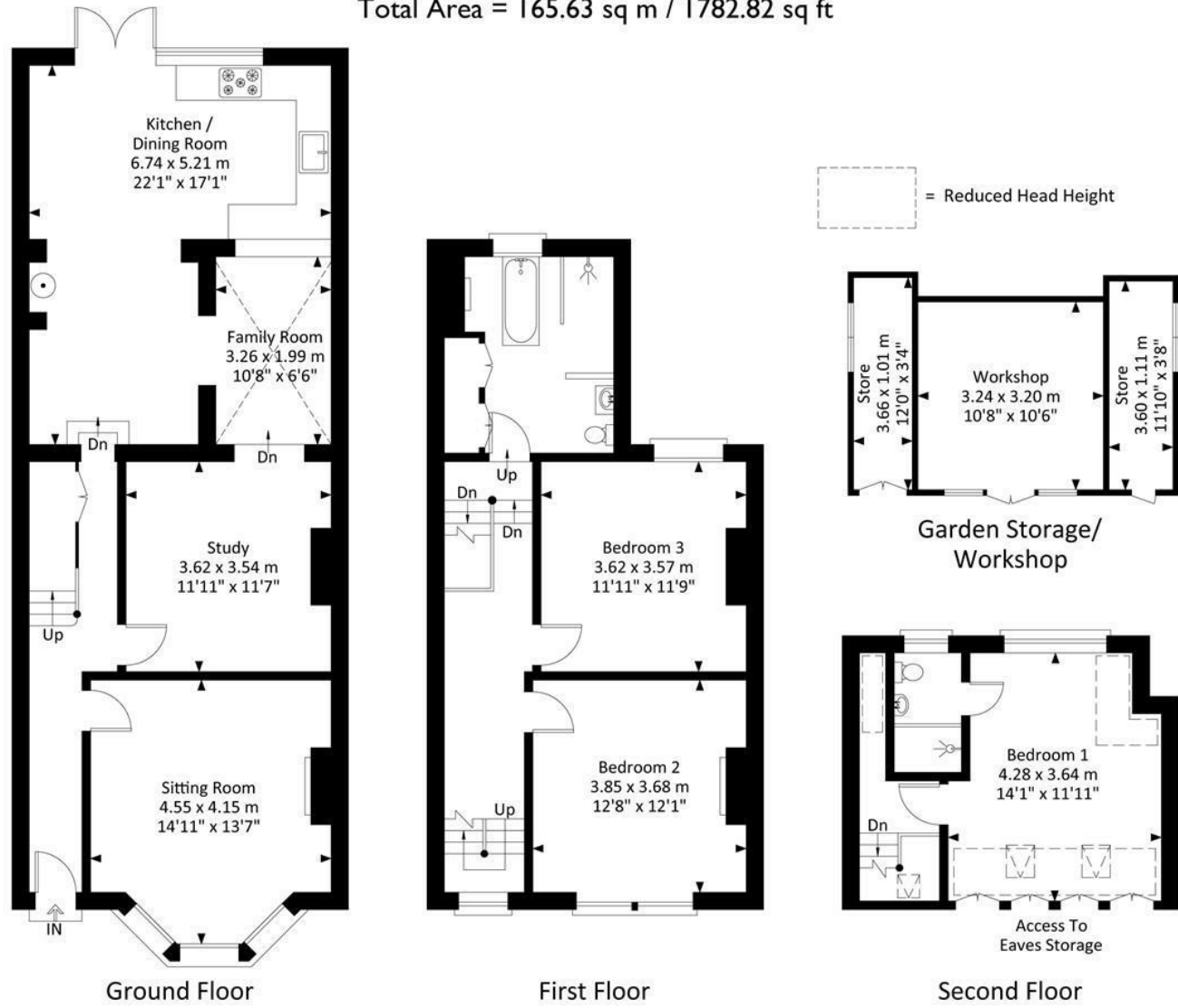


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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