



Guide price £1,200,000

1 Burghley Road, St Andrews, Bristol, BS6 5BL

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

1 Burghley Road

St Andrews, Bristol, BS6 5BL

This impressive Victorian six-bedroom semi-detached home, built in 1871, is situated on one of St Andrews' premier roads, close to the independent shops, cafés, and restaurants lining the popular Gloucester Road. It is also within close proximity to St Andrews Park, Fairfield and Trinity Secondary Schools, and Sefton Park Primary School.

The house retains many original features and has been thoughtfully upgraded to high standards, with significant improvements made by the current owners, including the addition of a utility room, the fitting of quality shutter blinds, new flooring, refurbished bathrooms, reinstated fireplaces, and more.

The front of the house retains lovely original fretwork on the fascia, an original tiled pathway to the entrance, and a variety of mature plants and shrubbery. The entrance lobby has a geometric tiled floor with stained glass windows on either side of the main door and the inner door beyond. Opening into an impressive hallway, there are doors to the sitting room, kitchen/diner, a utility room and a w.c. A sweeping staircase, complete with newel post, and spindles, rises to a beautiful stained glass window on the half landing. The sitting room at the front retains a decorative cornice, ceiling rose, picture rail, and bay sash windows, framed by shutter blinds. A wood-burning stove is the focal point of the room, with a period surround and hand-built alcove storage and shelving. A practical utility room sits between the sitting room and the kitchen/diner and features plumbing for a washing machine, a wash hand basin, additional storage, and a vaulted ceiling.

At the rear, the impressive kitchen/diner spans the entire width of the property, providing the perfect open-plan social space. The dining area retains a



ceiling rose, ceiling detail, cornice, picture rail, a wood-burning stove with a period surround, and sash windows to a large, rounded bay offering uninterrupted views over the rear garden. The kitchen is open to the dining area and is equipped with a range of modern units, including an inset sink, space for a range-style cooker, integrated appliances, a breakfast bar, and a door to a large pantry cupboard.

The garden room, accessed via the kitchen, feels light and bright, thanks to three large skylights and tri-fold doors that lead onto the rear garden.

The elegant staircase with WC tucked underneath leads up to a galleried landing on the first floor, which provides access to four bedrooms and a bathroom. Bedroom one, located at the front, features a bay window, complemented by shutter blinds and a walk-in storage cupboard that houses the boiler. The adjacent second bedroom also has sash windows framed by shutter blinds and herringbone flooring, which extends over the entire first floor. Bedroom three has views over the rear and retains a feature period fireplace with decorative tiled inserts. Bedroom four is currently used as an office, featuring sash windows that overlook a rounded bay and a cast-iron feature fireplace. The family bathroom features a beautiful stained glass window and a contemporary suite, comprising a roll-top bathtub with a shower over, a vanity unit incorporating a wash-hand basin and storage, a WC, and part-tiled walls. Stairs rise to a further two bedrooms and an additional bathroom on the second floor.

Bedroom five extends the entire width at the front of the property and features two skylight windows, as well as access to eaves storage. At the rear, bedroom six also features two skylight windows with views towards St Andrews Park, access to eaves storage and a convenient fitted cupboard. A second bathroom, situated between the two bedrooms, comprises a freestanding bath, a wash hand basin, a WC, a walk-in shower, and a skylight window.



The garden has been fully landscaped and features a great range of mature fruit trees and shrubs in the lawn area, as well as a very pleasant patio area for al-fresco dining, accessible by wide tri-fold doors and a side gate. Accessing the garden via the garden room, steps lead onto a large, paved dining area that enjoys the sun into the evening and is partly covered by a pergola. A low-level dividing wall separates a large lawn, bordered by various mature trees that offer a screen of privacy from neighbouring properties. A stepping stone path leads up to a timber storage shed at the rear of the garden. Additionally, there is space to install a further shed or use as seating/ BBQ area and gated side access, providing direct access to the front. The front garden features a second bespoke bike shed, built to align with the front of the property.

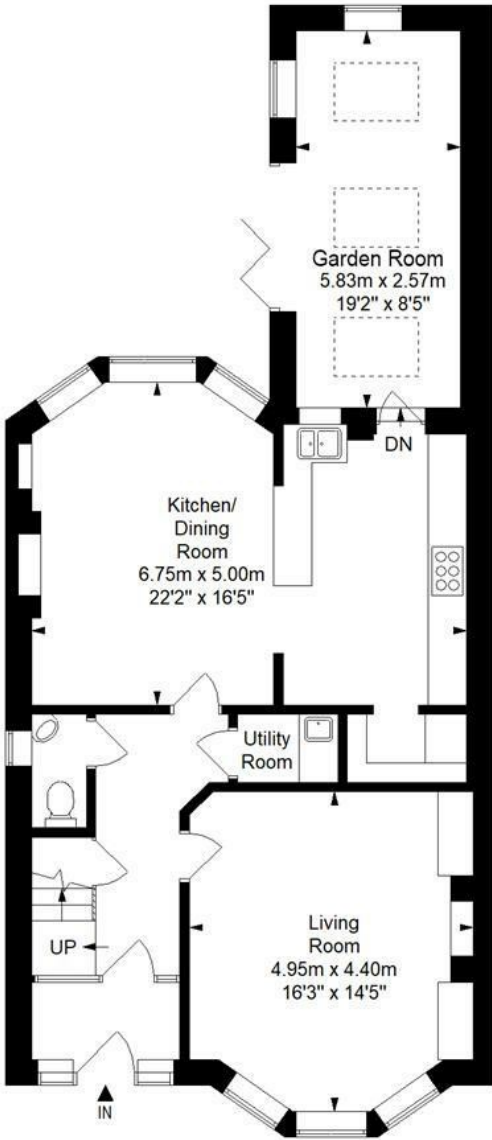
A viewing is highly recommended to appreciate the quality and charm of this immaculate family home, situated right at the heart of a quiet yet highly desirable location.



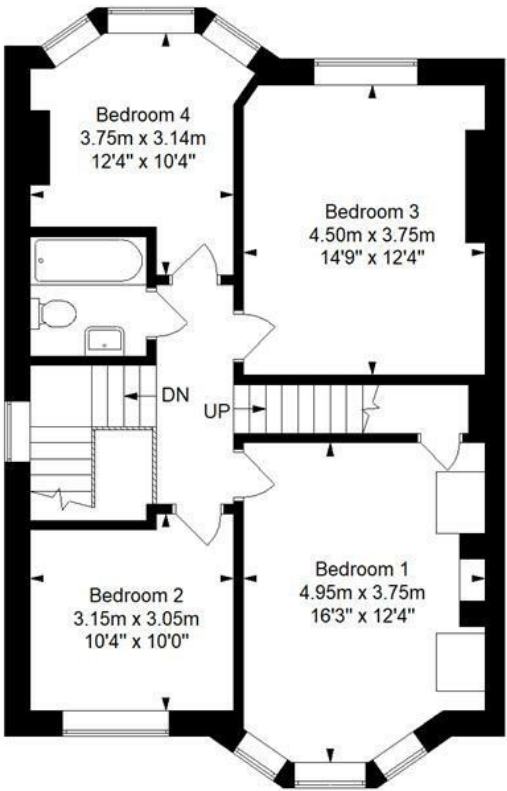
Burghley Road, St Andrew's, Bristol, BS6 5BL

Approximate Gross Internal Area = 192.2 sq m/ 2068.9 sq ft
 (Excludes Reduced Headroom Area)
 Reduced Headroom Area = 15.1 sq m/ 162.5 sq ft
 Total Area = 207.3 sq m/ 2231.4 sq ft

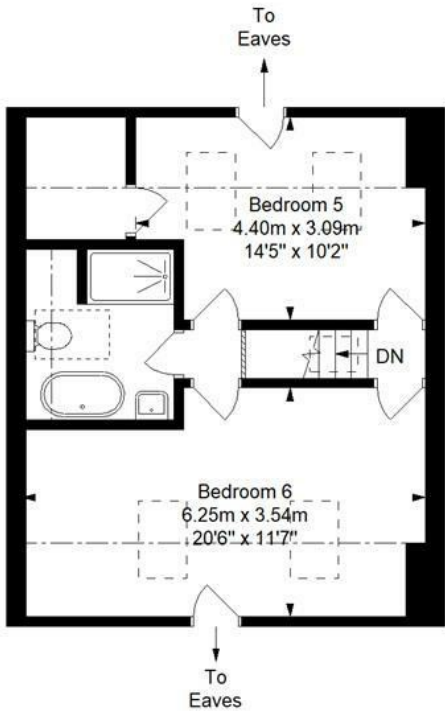
 = Reduced headroom below 1.5m / 5'0"



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		
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elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk