



Westbury-On-Trym | Guide Price £799,500

leese & nagle 

# 55 Henbury Road

Westbury-On-Trym, Bristol, BS9 3NP

- Distinguished Detached Residence
- Retains Much Period Charm
- Three Double Bedrooms & Two Bathrooms
- Wonderful Elevated Views
- Generous & Private Gardens
- Close To Westbury Village
- Families Or Downsizers

A distinguished late Edwardian detached home of considerable charm and character, positioned in an elevated position overlooking the Trym valley. Reputedly built by the 'local' builder for his own occupation back in 1922 the house is offered for sale for only the third time in 100 years!

Retaining a great deal of its original features the house has been sympathetically updated over the years to provide a comfortable living environment whilst being surrounded by a generous plot. The extensive amenities of Westbury village are literally a stroll away, as is Canford Park and the 4 acres open green space of the Blaise Castle Estate.

The property is set behind a natural stone wall the attractive front façade is part render, part brick and incorporates a canopied, recessed storm porch with door opening into a very welcoming central hall. Stairs return to the upper floor and large windows provide lots of natural light. To the left is a triple aspect sitting room which incorporates French doors onto the elevated rear sun terrace which enjoys wonderful views over the Trym valley. A fireplace provides a focal point in this timelessly elegant room. The dining room or informal lounge is centrally positioned at the rear with additional door to the sun terrace. Again, it has lovely period fireplace. The kitchen/diner has windows to the front, side and rear. Range of farmhouse style kitchen units incorporating original dresser unit.





Off this room is a convenient utility cupboard providing space for a washing machine and tumble dryer. A rear door opens into a small lobby with boiler cupboard and opening to the side garden.

Upstairs are three generously proportioned bedrooms. All have either double or triple aspect windows with one having an en-suite shower room, in addition, there is a family bathroom and separate WC. The large central landing provides ample space to incorporate a staircase up into the loft space which would be ideal for converting the house into a four-bedroom property.

The house sits within a triangular plot that enjoys a great deal of privacy being bounded by fences and high-level hedges. It is a nicely landscaped descending garden, with areas of lawn and patio areas amongst shrub borders, but a delight to be in. Two pedestrian gates and paths lead to the front door and around the side of the house with double timber gates accessing the drive which provides off street parking for two cars. This provides access to a large single garage which is detached and sits to the left side of the house. There is potential to remove a small lawn next to the driveway which would increase the parking to four cars.

Properties like this are extremely rare and so viewing highly advised to avoid disappointment.



### Directions

From our Stoke Lane office head towards Westbury Village. Turn left at the traffic lights onto Falcondale Road. Continue through the next set of lights and turn left at the second set into Henbury Road. Number 55 will be found a little way up on the left hand side.

**Energy Performance Certificate**  
Rating D





# Henbury Road, Westbury-on-Trym, Bristol, BS9

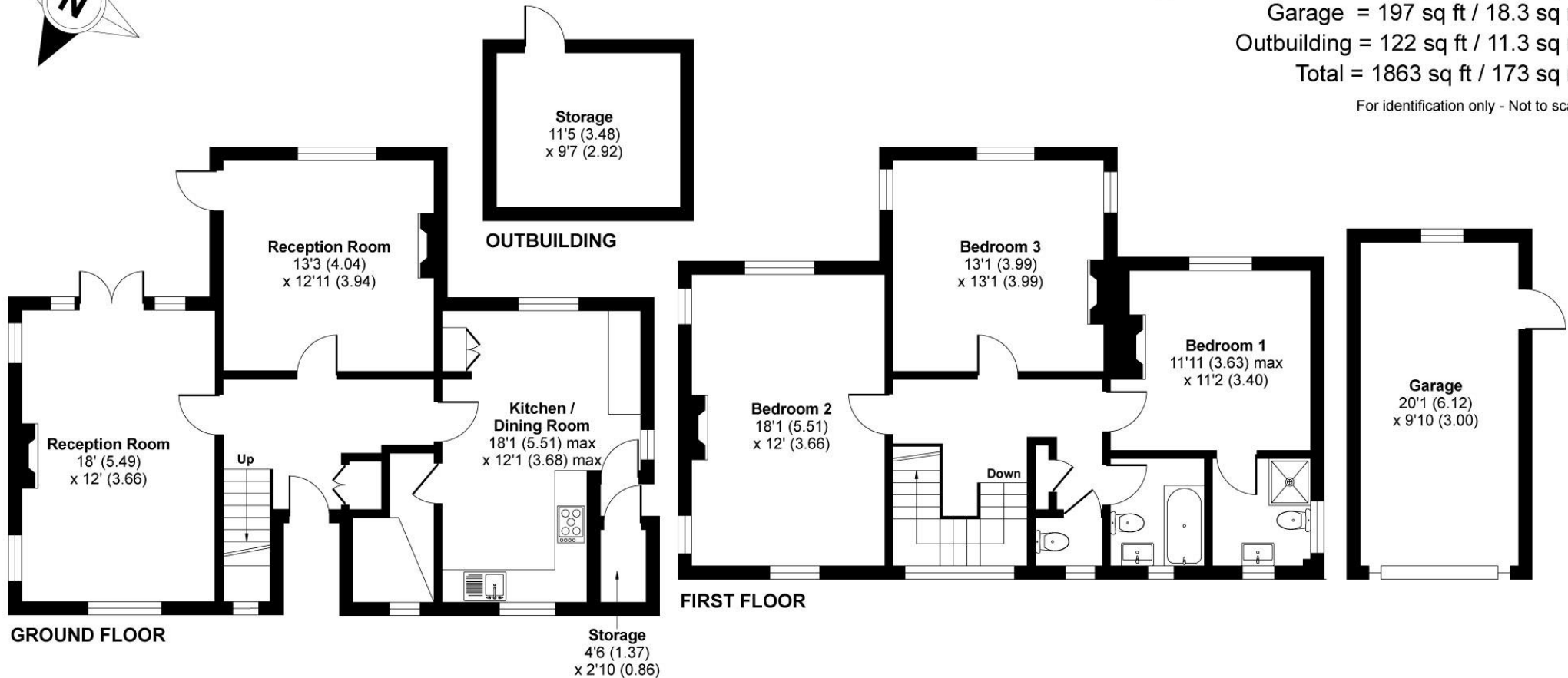
Approximate Area = 1544 sq ft / 143.4 sq m

Garage = 197 sq ft / 18.3 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 1863 sq ft / 173 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Leese & Nagle. REF: 1029124



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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