



Westbury-on-Trym | Guide Price £895,000

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# Southey House 156 Westbury Road, Westbury-on\_Trym, Bristol, BS9 3AL

- Stunning Original Features
- Circa One Third Acre Sunny Garden
- Fantastic Outlook Over Westbury
- Permission for Two Gated Off Street Parking Spaces
- Unique Opportunity

Southey House is a late 18th century stucco fronted Georgian semi-detached house on the upper slopes of Westbury on Trym with stunning vista to its rear elevation.

Named after the Poet Laureate Robert Southey who once lived in the house, it has been in the same family ownership since 1910 and as such represents a unique opportunity to own a part of Bristol's history.

The house has kept a great deal of its original character with some lovely retained features throughout. Comfortable, spacious and reminiscent of a country home, it is beautifully proportioned and will appeal to buyers of all ages but particularly those who love a beautiful garden.

The imposing front door opens into a light-filled hall with glazed door at the far end offering a preview of the garden. A Georgian staircase complete with walnut-wood capping rises to the upper floor. To the left is a boot room with built-in cupboards, with a guest cloakroom at the far end. To the right a formal dining room with butler's cupboard and serving hatch through to the kitchen. At the rear of the house (designed originally to be the front) are the grand rooms. The sitting room has an ornate fireplace designed as an exhibition piece for the Great Exhibition in 1851, as well as panelled walls, and bay window featuring floor to ceiling glazed windows, ornate plasterwork and door to the rear garden.

The kitchen/breakfast room is in a farmhouse style with large gas fired AGA set into a fireplace. A triple sash floor to ceiling bay window frames the garden view beyond the breakfast table.







Upstairs is a principal bedroom suite, incorporating a bedroom with a similar feature fireplace and exceptional far-reaching views. Accessed from this bedroom is a stylish en-suite with window to side and doorway to a substantial dressing room with a range of built-in wardrobes. The dressing room can also be accessed from the landing. A second double bedroom to the rear also enjoys a similar view, whilst there is a third double bedroom to the front of the property. These bedrooms are served by a family bathroom and separate WC positioned off the landing.

The cellars consist of a central passage with rooms on either side. One has a covered well and also houses the central heating boiler, as well as providing space currently used as a utility with plumbing for washing machine and space for other appliances.

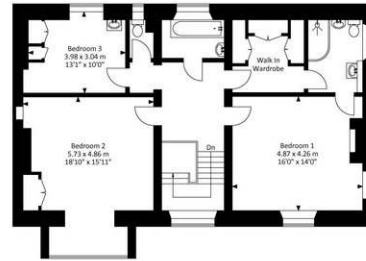
The gardens are a testament to the owner's hard work and vision over the years and are beautifully presented with areas of lawn as well as mature fruit, flower, vegetable and shrub borders and beds. Planning permission has been granted to widen the pedestrian garden gate to allow vehicular access and the creation of two off street parking spaces (subject to pre commencement conditions). The house sits within a conservation area. Please note a fence line indicates the garden boundary with neighbouring Martin Lodge.



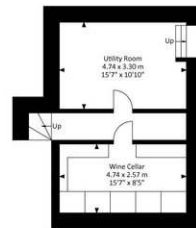
**Energy Performance Certificate**  
Rating: Grade II listed property



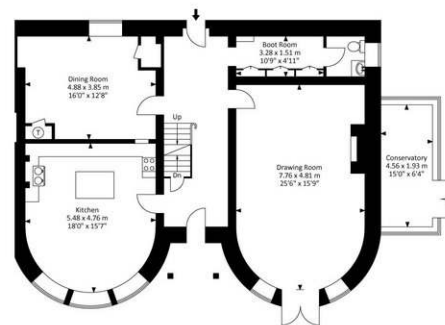
## Southey House, Westbury Road, Westbury-on-Trym, Bristol, BS9 3AL



First Floor



Cellar



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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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