



Henbury Road, Henbury, Bristol, BS10

Approximate Area = 2514 sq ft / 233.5 sq m (excludes carport)

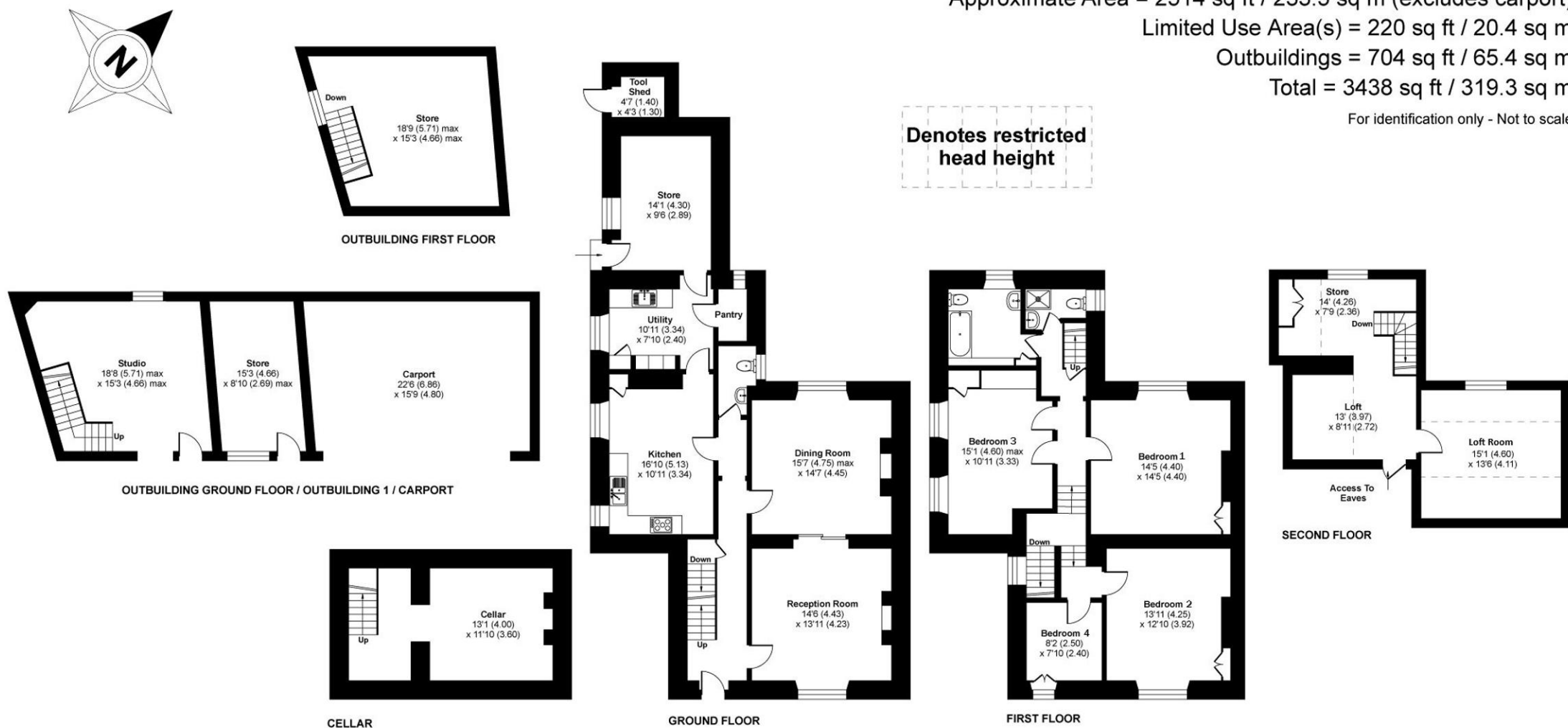
Limited Use Area(s) = 220 sq ft / 20.4 sq m

Outbuildings = 704 sq ft / 65.4 sq m

Total = 3438 sq ft / 319.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1384328

270 Henbury Road, Henbury,
Bristol, BS10 7QR

- Grade II Listed Georgian House
- Incredibly Attractive & Retained Period Features
- Beautiful Gardens Of Around A Quarter Of An Acre
- Converted Stables/Office
- Historic Setting In Henbury Village
- Opportunity To Update and Improve

Rose Bank is a beautiful Georgian Grade II listed semi-detached house of considerable character in Henbury village, offered for sale with no onward chain. Set in attractive gardens of approximately a quarter of an acre, with converted stables and coach house, the house offers the opportunity to create a wonderful, forever, family home.

Demonstrating many of its fine original Georgian features and dating from circa 1820, the house has attractive rendered walls set under a slate tiled roof, enhanced by an established wisteria that creates character. The tented trellis porch providing entrance to the house is incredibly picturesque and charming. The gardens surrounding the house are equally captivating. Traditional flagstone patios, enclosed courtyards, large lawn with apple and magnolia trees flanking vegetable plots, and a wonderful red berry festooned holly in the front garden, make this a space to be appreciated throughout the year. Beyond is the potting shed, a greenhouse, WC, and garden store, before entering the coach house area and carport.

Henbury is an ancient village with roots as an Iron Age settlement and later mentioned in the Domesday Book. Dating to 1200, the Grade II* listed St Mary's church is also notable for several 20th Century war graves as well as the atypical graves of Scipio Africanus and Egyptologist Amelia Edwards. Eventually incorporated into Bristol in the 1930s, Henbury retains much of its village character, with an excellent local pub, the protected parkland estate of Blaise opposite the property, and the National Trust Blaise hamlet literally around the corner. Whilst enjoying a semi-rural feel, the location is not remote, offering convenient links both into and out of the city. Several local schools are within walking distance, with independent schools such as Redmaids, Badminton and Clifton College being a short drive.

Internally, the house retains a great deal of character and much its original layout. The ground floor opens into an elegant hall. This is lit by a softly rounded arch window to the side; a hallmark of Palladian architecture, as is the balustrade for the staircase to the first floor. The two interconnecting reception rooms on this floor both feature classic Georgian windows, one facing the front, and one out to the rear, which creates a space that runs the depth of the house. Deep skirting boards and substantial Georgian style cornice provide period appeal, whilst the Art Deco-style fireplaces show how the house has been developed and adapted over time to create a different aesthetic.



Accessed towards the end of the hall and past a downstairs WC, is a kitchen/breakfast room with two windows to the side. The kitchen provides passage to a good-sized utility room and pantry, both as useful today as they were when the house was built. Beyond is a further boot or store room (used for 50 years as a workshop) that has potential to be developed in to living space, perhaps as an office or hobby room. Stairs from the hall descend into a vaulted cellar equipped with wine racks.

Upstairs the first floor provides four bedrooms. Bedrooms 1 and 2 mirror the downstairs reception rooms and face rear and front respectively. Bedroom 4 is a single bedroom with window to front. Bedroom 3, with two windows to side, has the capacity to be split to create two bedrooms by reinstating a wall. There is also a family bathroom with window to rear, and a separate shower room with basin, WC, and window to side.

A winding set of stairs rise into the attic which provides two interconnecting loft rooms with limited head height both to the rooms and the walkway that provides access to those spaces. Thus, they are not currently suitable as bedrooms though the back attic was used as a study for a number of years.

As well as the aforementioned gardens, the stable block is discreetly tucked to one side of the kitchen courtyard, and walled from the front garden. Double opening gates provide somewhat tight vehicular access if desired, with the car port possibly providing parking for a couple of cars. The coach house has been converted and used as an office for many years. There are two non-connected ground floor rooms. A staircase from the larger room leads to what was likely a hay loft and is now a loft room with window and plenty of standing space in the central parts of the room. Having been a much-loved home for many decades, incoming buyers will wish to update and improve areas to suite their own tastes. Buyers should be aware that it is not a new property being advertised as being in excellent condition, and should make their own judgement on how much they would wish to carry out in terms of improvement. As with all older houses there will always be maintenance required.

Rose Bank however remains a beautiful blank canvas on which to create a dream home with pleasing gardens in a classic Grade II listed building that offers both accessibility and a semi-rural feel.



Energy Performance Certificate Rating E
Council Tax Rating F

