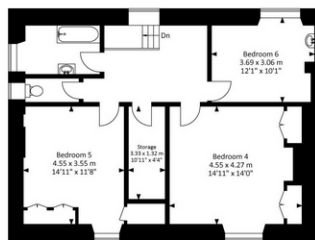
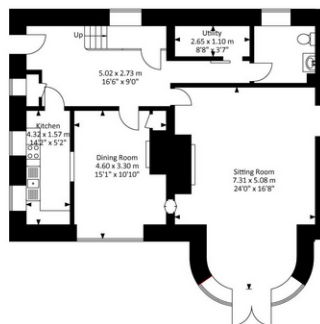




## Martin Lodge, Westbury Road, Westbury-on-Trym, Bristol, BS9 3AL



First Floor



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.



# Martin Lodge, 156a Westbury Road, Westbury-on-Trym, Bristol, BS9 3AL

- Grade II Listed Georgian House
- Opportunity To Upgrade
- Impressive & Productive Gardens
- Edge of Westbury Village Location
- No Onward Chain

Forming the smaller portion of a grand grade II listed Georgian house. Martin Lodge has been in the same family ownership for over a century. It is now offered for sale with no onward chain and does require internal refurbishment. Kitchens/bathrooms etc are functional but dated. It represents an exciting opportunity to create a comfortable home with some lovely period features and a stunning garden in a convenient setting on the cusp of Westbury Village with numerous amenities close at hand.

Martin Lodge is approached via secure gate set into a high stone wall to a sheltered courtyard. A further gate opens into the rear garden and entrance door into the house. A hall runs along the road side of the house with utility and cloakroom at the far end. Stairs rise to the upper floor. The main rooms are positioned to the garden side of the house. First a kitchen with window to the side aspect. Beyond is a dining room with large window overlooking the rear garden. Lastly a magnificent living room with ornate fireplace and lovely glazed bay window incorporating doors onto the rear terrace and garden.



Upstairs the house provides three double sized bedrooms. The largest two overlook the rear garden. The bedrooms are serviced by a bathroom and separate WC. A large walk in cupboard provides additional storage and also houses the gas fired central heating boiler. Externally the gardens are bounded on the right and rear with stone walls. A fence line marks the boundary with Southey House. There are several greenhouses, potting sheds and general garden stores. Lots of vegetable, asparagus, fruit, rose and flower beds and area of lawn around the magnificent Sequoia Wellingtonia (Redwood) tree.

Please note the house sits within the Westbury on Trym conservation area. It will not be possible to carry out a loft conversion or provide off street parking.

