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& ALLEN

60 NORTH VIEW
WESTBURY PARK, BRISTOL, BS6 7PZ
Asking Price £815,000

A fine example of a sympathetically restored, five-bedroom Victorian end-terrace family home with landscaped south facing garden and option to reinstate off-street parking to rear. Located a short walk from the Downs and within the Redland Green APR.

Property Description

Meticulously restored throughout by the current owners, this property is a real gem and is offered in its original layout, retaining a wealth of period detail.

Entering via a traditional vestibule with original stain glass above front door and attractive floor tilling, you are greeted by a welcoming hallway featuring reinstated dado rail, original corbel, refurbished exposed floorboards - which in turn provides access to the principal rooms.

The front reception room is a bay-windowed room with good dimensions and comprising: exposed floorboards, picture rails, marble period fireplace, shutters, and ornate original cornicing. Adjacent is the kitchen/breakfast room, positioned as per the original design of the property and offering a view of the garden and access to a small utility space - in turn leading to the garden. At the rear of the property is the second reception room, comprising: exposed and refurbished floorboards, picture rails, feature fireplace, pendant lighting and double patio doors leading to the garden.

Ascending to the first floor, arranged across a split-level landing, there is access to three bedrooms and the family bathroom. The master - classic in style - is situated at the front of the property and spans the width of the building; retaining stunning original features including picture rails, fireplace, restored floorboards and coving and is a fabulous room. Two further double bedrooms and a family bathroom comprising shower-over-bath, hand wash basin and WC, complete this level.

Ascending to the second floor you will find a further two bedrooms; one of which due to its size and layout would make for an ideal study.

Externally the property benefits from outdoor space on all three aspects. There is side access along the side of the house from the front to the back with space for bins, and a gate from the rear garden onto Devonshire Road provided, making it ideal for cyclists. The rear garden is larger than average for the neighbourhood, south facing, laid mainly to lawn, but with a sizeable courtyard space also. This is a mature garden thoughtfully planted. There is the option at the rear of the garden to reinstate parking space for up to two vehicles; a double gate and dropped curb are still in place so no planning permission would be required.



Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

Schools

Westbury Park School - Distance: 0.2 miles

Henleaze Junior School - Distance: 0.45 miles

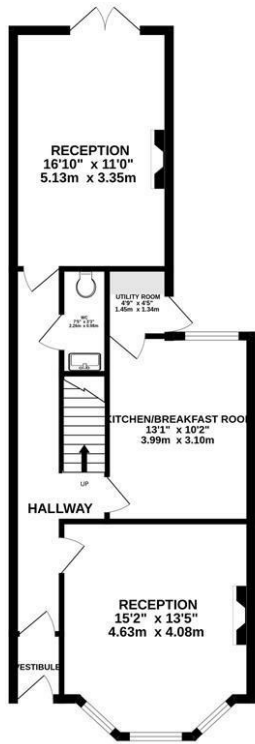
Badminton School - Distance: 0.48 miles

Redland Green School - Distance: 0.59 miles

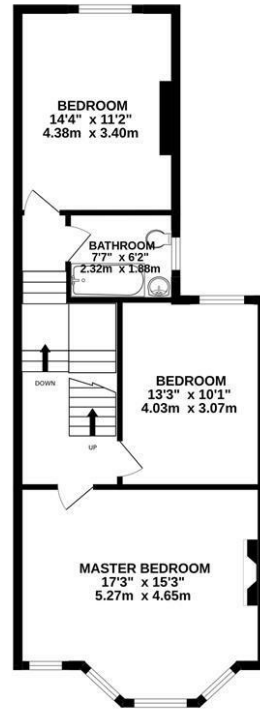
Redmaids' High School - Distance: 0.72 miles



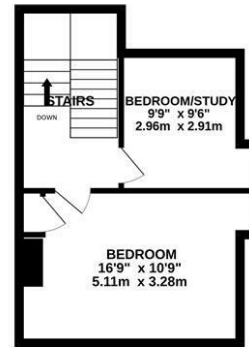
GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A fine and classic five-bedroom family home
- Victorian end-terrace three-storey residence
- Large garden with desirable orientation and option for parking
- Two comfortable reception rooms with ornate features, plus a kitchen/breakfast room
- Stunning master bedroom spanning the width of the property
- Contemporary decor choices to complement original features
- Moments from the Downs
- Excellent schools in close proximity

Guide Price: £815,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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