5 The Mount Quarry Road, Hanham, Bristol, BS15 8NZ

£420,000 Freehold

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- Semi detached cottage with commanding views
- Lounge/diner
- Kitchen/breakfast room
- Utility and downstairs bathroom
- Two bedrooms to first floor one with en suite
- Further large bedroom at second floor with views plus en suite
- Gas central heating
- Set in decent sized plot
- Ample off street parking
- New windows installed in 2025

Porch

Hallway

Dining Area
14'1" x 12'1" (4.31m x 3.69m)

Living Area
14'11" x 13'10" (4.56m x 4.24m)

Kitchen
18'3" x 8'6" (5.57m x 2.61m)

Utility
8'7" x 2'10" (2.63m x 0.87m)

Bathroom
8'7" x 5'2" (2.62m x 1.59m)

Hallway

Bedroom
13'11" x 12'2" (4.25m x 3.72m)

En-Suite
5'0" x 4'11" (1.54m x 1.51m)

Bedroom
12'6" x 9'10" (3.82m x 3.01m)

Landing

Bedroom
15'9" x 13'1" (4.81m x 4.01m)

En-Suite
10'0" x 2'10" (3.06m x 0.87m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 3

EPC RATING D

COUNCIL TAX BAND B

Well presented and well proportioned semi detached cottage style home with elevated commanding views, set next to "The Beacon" - a tall pole light that marks the spot associated with the open air preaching by John Wesley, first installed in 1951 as part of the Beacon/cross/pulpit memorial on the mount.

Entrance porch and hallway, large through lounge/diner, kitchen/breakfast room, utility and downstairs bathroom.

At the first floor are two bedrooms (one with en suite). At the second floor is a large bedroom with spectacular views and its own en suite shower room.

Set in decent sized plot, with ample off street parking.

the location

Set in convenient location, between the bustling high streets of both Hanham and Kingswood with their range of high street shops and national retailers. The Avon ring road, and Bristol to Bath cycle paths are both readily accessible. The retail park at Longwell Green, with gym and swimming pool, is also a short drive away. Bristol 3.4 miles Bath 8 miles

what the owners will miss

"After living in the family home for 26 years, it is now time to downsize to a retirement property. I will miss the spacious living and quiet location within an easy walk of both Kingswood and Hanham high streets. Also, the convenience to junction 18 of the M4 and Bristol Parkway. Both less than 20 minutes away. We never tired of the amazing views over Bristol and watching the sun setting in its different seasonal locations. It is with a heavy heart I will leave Hanham Mount and its connection to the historic past."

just a thought...

If you hadn't considered an older style property before, this could be the one! Fantastic location at the end of a lane, with off street parking and spectacular views, deceptively spacious with ample scope for extension (subject to planning permission)