



Thingwall Park, Bristol, BS16 2AL

£750,000



Nestled in the charming area of Thingwall Park, Bristol, this highly distinctive Victorian mid-terrace house, built in 1890, presents a rare opportunity for those seeking a fabulous family home. With four well-proportioned bedrooms, including an impressive roof conversion that boasts an en-suite, this property is designed to accommodate modern family living while retaining its period charm.

The house features three inviting reception rooms, providing ample space for relaxation and entertainment. The addition of a breakfast room or snug enhances the home's versatility, making it perfect for both quiet family mornings and lively gatherings. The stunning period features throughout the property create a lovely atmosphere, ensuring that every corner of the home is filled with character and warmth.

Step outside to discover an impressive mature garden, ideal for outdoor activities or simply enjoying the tranquil surroundings. The property also includes a garage and parking for one vehicle, adding to the convenience of this delightful home.

One of the standout aspects of this property is the outstanding views beyond the allotments, stretching towards the picturesque Frome Valley. This serene backdrop enhances the appeal of the home, making it a perfect retreat from the hustle and bustle of daily life.

This remarkable property is rarely available and is sure to attract considerable interest. We invite you to call us for open house viewing opportunities to experience the charm and elegance of this unique home for yourself. Don't miss your chance to make this stunning Victorian house your new family residence.



Entrance

Georgian style entrance door with stained and leaded glazed fixed windows along side into entrance lobby, quarry tiled floor, period ceiling coving, natural wood stripped internal double doors with stained and glazed feature windows into ...

Reception Hall

Impressive natural wood stripped staircase with cupboard storage beneath.

Lounge 16'0" x 13'3"

Dimension maximum overall into a feature UPVC double glazed sash window with decorative stained and leaded glazed details, feature natural wood effect floor, feature cast iron fireplace with decorative inlay tiles and polished wood surround, picture rail, period ceiling coving and period style ceiling rose.

Dining Room 20'0" x 10'0"

Dimension maximum overall into a modest extension. Feature fireplace with exposed brick work, polished wood surround, feature natural wood stripped floor, radiator, picture rail, period ceiling coving and period style ceiling rose.

Breakfast Room/Snug 9'4" x 8'10"

Feature natural wood stripped floor, dimension maximum to include a built in shelved cupboard, former fireplace opening, radiator, UPVC double glazed window to rear with lovely outlook onto the rear garden, picture rail.

Kitchen 13'6" x 5'6"

Fitted with a range of timber grain effect wall, floor and drawer storage cupboards to incorporate a built in upright fridge/freezer, space for gas cooker, dishwasher and washing machine, rolled edged working surfaces, corner sink with mixer taps over, feature tiled walls, UPVC double glazed window to one side and half glazed door onto the rear garden.

First Floor Landing

Staircase to top floor.

Bedroom 2 16'0" x 13'4"

Dimension maximum overall into a feature UPVC double glazed sash bay window with decorative stained and leaded glazed details, radiator, built in double wardrobe, picture rail, period ceiling coving and period style rose.

Bedroom 3 15'6" x 10'0"

Feature laminate wood grain effect floor, twin UPVC double glazed windows with fabulous views over the rear garden, radiator, dimension maximum overall to include a built in double wardrobe.

Bedroom 4 9'8" x 9'4"

Picture rail, outstanding views over the rear garden, feature sash window, built in bookcase and built in corner desk, feature laminate wood grain effect floor, radiator.

Bathroom 8'1" x 6'1"

Luxury appointed with a white suite of P shaped bath with a built in thermostatically controlled shower and screen along side, low level w.c. and pedestal wash basin, UPVC double glazed window with stained and leaded glazed details, feature tiled walls and non slip laid floor, heated towel rail.

Top Floor Landing

Master Bedroom 1 20'0" x 18'8"

Maximum overall dimension to include en-suite shower. Two large walk in storage areas, two access points into under eaves storage, concealed ceiling spot lights, triple velux windows to the rear elevation with far reaching views, radiator, twin velux roof windows to the front roof profile, door into ...

En Suite Shower Room 6'7" x 4'2" m

Luxury appointed with a white suite of low level w.c and pedestal wash basin, enclosure with a Mira sports shower, feature tiled walls and non slip flooring, heated towel rail, velux roof window, concealed ceiling spot lights and extractor fan.

Exterior

The garden is principally arranged to the rear of the property providing an initial raised timber decked surface/terrace with steps to one side leading onto a generous lawned garden with mature borders stocked with a variety of flowering plants and shrubs along side a mature weeping willow and flowering cherry. A quarry stoned pathway leads through the rear garden, beyond the LEAN TO/WORKSHOP adjoining the house. (3.97m x 1.64m) with floor mounted gas fired boiler for domestic hot water and central heating. Two windows to side. At the far end of the rear garden there is a rear pedestrian gate opening onto a secure rear lane. Ornamental pond, outside tap. To the front has a small garden with bin and recycling store.

Garage 17'7" x 9'6"

The modern purpose built garage has an aluminum up and over door, two windows, power and light. The garage is access via a shared unmade rear service lane with secure gated entrance.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: B



- 4 bedrooms, 2 bathrooms
- Victorian mid-terrace house
- Built in 1890
- Distinctive period home
- Stunning period features
- Impressive roof conversion
- Outstanding views
- Mature garden and garage
- 3 reception rooms
- Call for open house viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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