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Friars Road

Guide Price £475,000 - £500,000

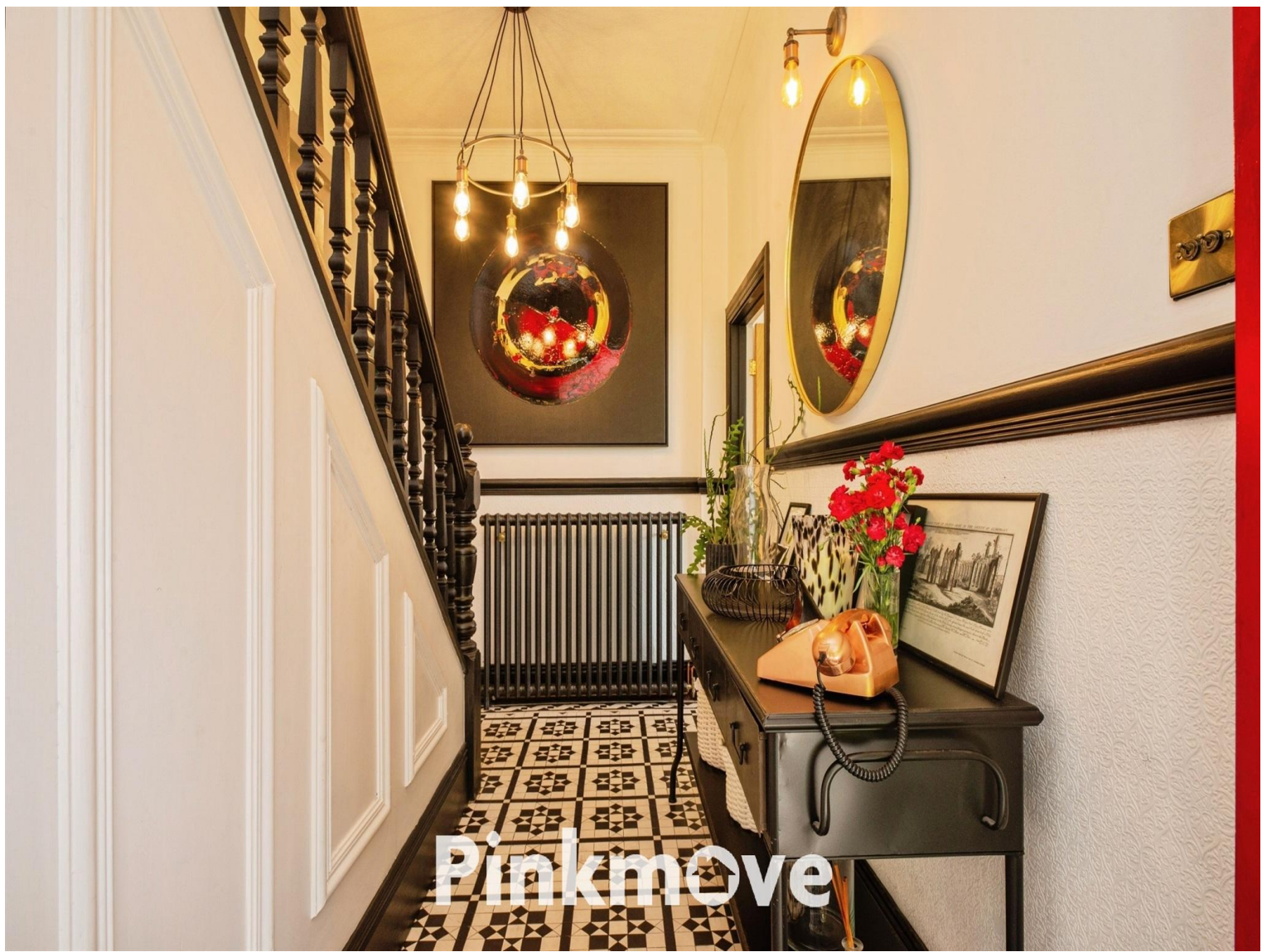
- Guide Price: £475,000 - £500,000
- Beautifully restored 1899 Victorian home
- Prime position opposite Belle Vue Park with far-reaching views
- Original period features throughout
- Two spacious reception rooms
- Four well-proportioned bedrooms
- Stylish bathroom with roll-top bath and brass fitting
- Architect-designed terraced garden with outdoor kitchen and seating
- EPC Rating: D



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About the property

Built in 1899 and sympathetically restored over many years to an exceptional standard, including new sliding sash windows and a new heating system. This is a rare opportunity to acquire a genuinely distinguished Victorian home. Set back from the road behind a lawned front garden with well stocked flower borders, the property occupies an elevated position opposite the bowling greens of Belle Vue Park, with far-reaching views across Newport and beyond towards Portishead.

The house retains an extraordinary collection of original period features throughout: original Minton tiled hall, parquet flooring, high skirting boards, picture rails, ornate cornicing, cast iron radiators, original internal doors, and an original Victorian fireplace to the principal reception. A second large reception provides further sitting and dining space.

The large kitchen offers modern functionality with granite worktops and a central island. A ground floor WC and utility room add everyday practicality.

Upstairs, the principal bathroom has been beautifully appointed with a freestanding roll-top bath, twin vessel basins, walk-in shower and brass fittings throughout. The rear bedroom benefits from a private en-suite. Four well-proportioned bedrooms complete the first floor.

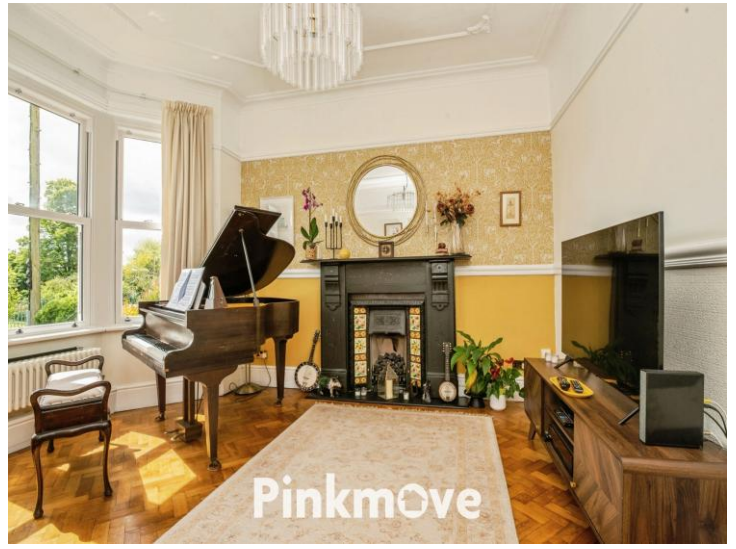
To the rear is an architect-designed terraced garden with an oak framed pagoda housing an outdoor kitchen and seating area. Multiple terraces share those same sweeping views - an exceptional outdoor space for entertaining.



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Accommodation

Living Room

Lounge

Dining Room

Kitchen

Wc

Utility

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bedroom 4

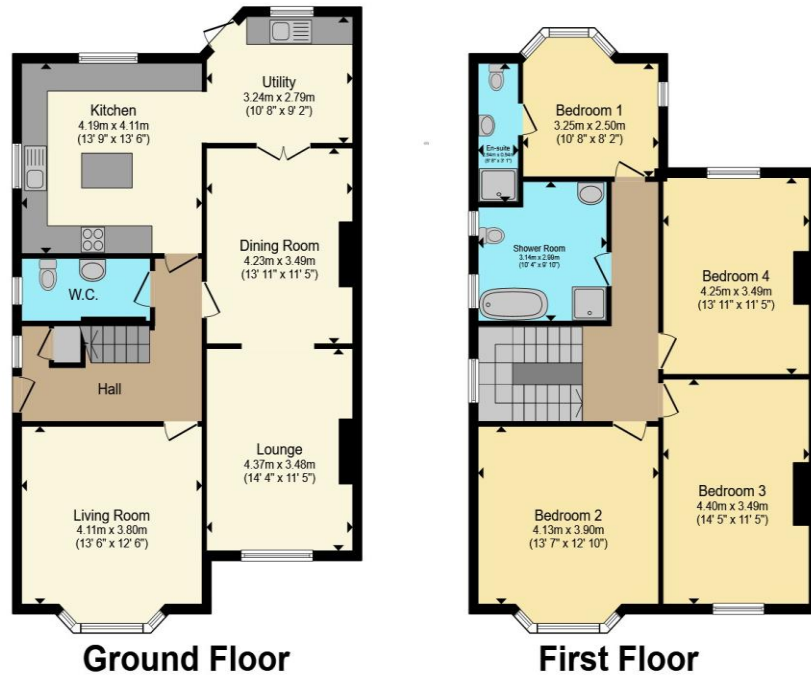
Bathroom

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Floorplan



Total floor area 172.3 sq.m. (1,854 sq.ft.) approx

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