

22 Station Road, Ashley Down, Bristol, BS7 9LB

GUIDE PRICE £575,000

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PROPERTY OVERVIEW

Occupying a distinctive corner position in Ashley Down, 22 Station Road is a substantial five-bedroom end-terrace home offering particularly flexible accommodation arranged over three floors.

Historically used as a period shop, the property retains unusually large ground-floor windows and distinctive proportions that give it a character quite unlike a conventional terrace. The house would now benefit from a programme of modernisation, but in many ways this is part of its appeal, offering a unique opportunity for a purchaser with an eye for design to create a highly individual home that makes the most of the building's former commercial character, scale and natural light.

The house provides approximately 1,291 sq ft of internal accommodation, excluding the garage, and is arranged around a generous ground-floor layout with a kitchen/breakfast room measuring approximately 16'9" x 14'4". Fitted with a range of units and incorporating a central island, it provides ample room for everyday dining and informal entertaining.

A separate reception room measures approximately 12'9" x 11'6" and benefits from the large ground-floor windows, bringing excellent natural light into the room and reinforcing the property's individual character. Useful storage completes the accommodation on this level.

The first floor provides three bedrooms together with two bathrooms.

One of the real highlights of the property is the outlook to the rear. The elevated position provides far-reaching views across the neighbouring allotments and surrounding rooftops, creating a surprisingly open and green aspect for such a convenient city location.

A further bedroom on this level opens directly onto an attractive balcony terrace measuring approximately 9'2" x 6'7". This provides an unusual and appealing additional outside space, ideal for seating and enjoying the surrounding outlook.

The second floor provides two further bedrooms measuring approximately 12'10" x 10'2" and 12'10" x 9'10".

These rooms add considerably to the versatility of the house and could work equally well as bedrooms, guest rooms, home offices or hobby spaces depending upon a purchaser's requirements.

Outside
Externally, the property benefits from a courtyard garden positioned between the house and garage, providing a private and practical outside area for seating and entertaining. The first-floor balcony terrace adds another dimension to the outside accommodation and is a particularly attractive feature of the house.

A separate garage measuring approximately 17'5" x 9'6" provides valuable parking or storage.

Location
Station Road occupies an increasingly attractive position within Ashley Down, combining excellent access to some of North Bristol's most popular neighbourhoods with immediate proximity to green space and improved transport connections.

The property overlooks the nearby Ashley Down allotments, which provide an established green backdrop and contribute significantly to the open outlook enjoyed from the rear of the house.
Ashley Down railway station is close at hand, providing convenient rail connections towards Bristol Temple Meads and the wider network and adding considerably to the area's appeal for commuters.

St Werburghs is also within easy reach, together with Bishopston and Gloucester Road, putting an excellent selection of independent shops, cafés, restaurants and everyday amenities close by.
The location provides a particularly appealing balance: easy access to central Bristol and the wider transport network, while the allotments, balcony views and nearby neighbourhoods give the property a much more open and individual feel than many city homes.

KEY DETAILS

- Substantial Five-Bedroom End-Terrace Home
- Would Benefit From Modernisation
- Approximately 1,291 Sq Ft of Internal Accommodation
- Courtyard Garden
- Separate Garage
- No Onward Chain

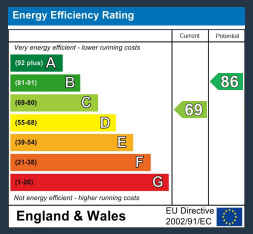
Guide Price: £575,000

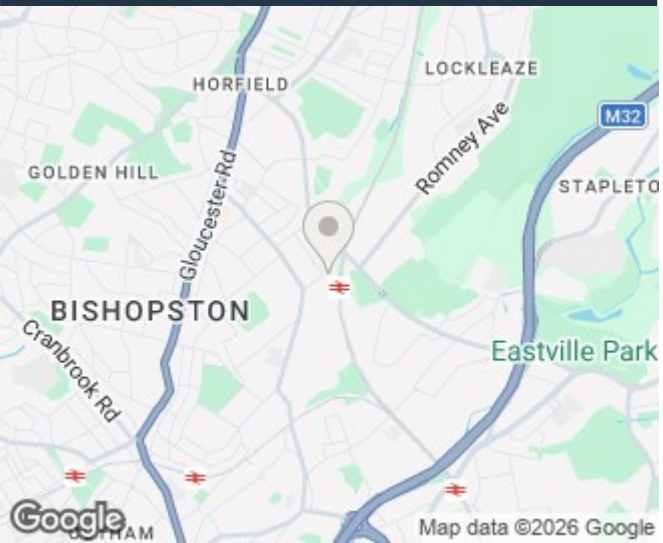
Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:
No Onward Chain

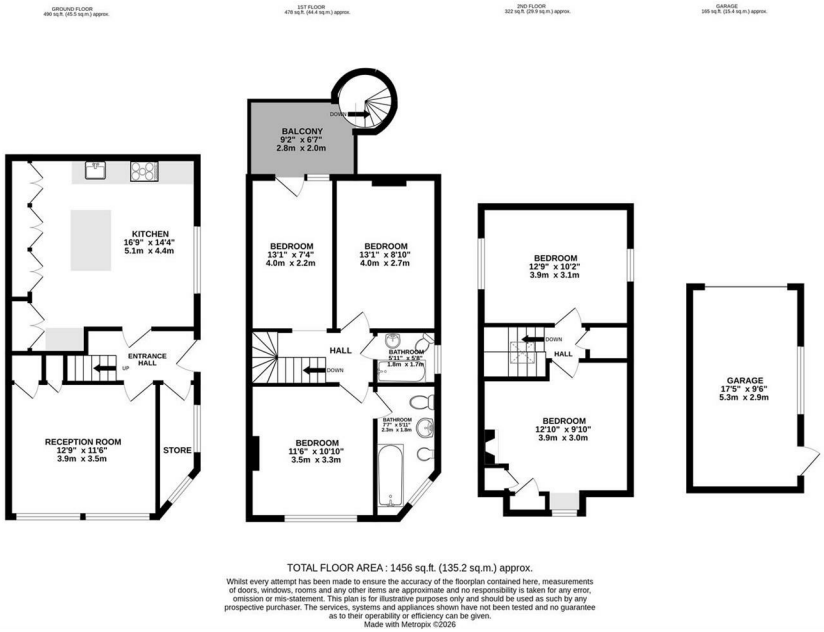




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