



12 Willoughby Road
Bristol, BS7 8QX



12 Willoughby Road

Bristol, BS7 8QX

A beautifully extended and fully renovated family home with mature landscaped gardens, a substantial detached home office and private allotment in the heart of Bishopston.

A beautifully refurbished and extended Bishopston family home | Stunning open plan kitchen dining room extension with underfloor heating | Characterful sitting room with fireplace | Three genuine double bedrooms | Stylish family bathroom with underfloor heating and additional downstairs loo | Mature landscaped gardens with a flagstone dining terrace | Substantial detached home office with underfloor heating and additional storage | Private allotment | Residents parking | Prime Bishopston location within Redland Green School catchment area | EPC:

Situation

Willoughby Road enjoys a prime position in the heart of Bishopston, just moments from the vibrant independent shops, cafés, bars and restaurants of Gloucester Road. The property is perfectly placed for enjoying the green open spaces of both Horfield Common and the ever-popular St Andrews Park.

The area is particularly sought after by families, falling within the catchment for the highly regarded Redland Green School, with a wide range of excellent primary schools also nearby.

Ashley Down Train Station is within easy reach, whilst Bristol city centre and the M32 are both conveniently accessible, making the location ideal for both commuters and families alike.

For Sale Freehold

Tucked away in a quiet and peaceful, cul de sac backwater location, 12 Willoughby Road is a beautifully reimagined three-bedroom terraced home where thoughtful craftsmanship, elegant design and family practicality combine effortlessly. Every detail has been carefully considered by the current owners, resulting in a home of exceptional warmth, style and functionality.







Practicality has been equally prioritised throughout. A new boiler was installed in 2022, while the generous front garden incorporates a substantial bike store capable of housing multiple bicycles and scooters with ease, alongside a dedicated bin store for recycling, garden and household waste.

The front door opens into a welcoming, two-tone entrance hall finished with new tiled flooring and bespoke, built-in downstairs storage for coats, shoes and plumbing for white goods. Throughout the home, the interiors have been fully redecorated with a stylish palette of Farrow & Ball colours, complemented by new carpets and a beautifully renovated bathroom and downstairs loo.

The carpeted sitting room to the front of the property is calm and characterful with picture rails, book shelving and a tiled, open fireplace with timber surround. This is a charming family space with a soft, understated elegance that perfectly reflects the home's considered aesthetic.

To the rear, the house opens dramatically into a stunning kitchen dining room, created by way of a substantial extension by the current owners. Flooded with natural light via a large picture window and three Velux's, the room opens seamlessly onto the garden through sliding doors. This is very much the heart of the home — equally suited to lively family gatherings and quiet mornings overlooking the garden.

The bespoke, handmade kitchen has been beautifully designed, decorated in Farrow & Ball tones and fitted with premium Blum soft-close cabinetry throughout. A generous quartz island with breakfast bar and a central pillar anchors the space, complemented by stylish, modern pendant lighting, surrounding oak worktops, oak shelving and a large, bespoke corner pantry cupboard. The appliances are integrated and include a SMEG range cooker with a six-ring gas hob, extractor and tiled backsplash, full height fridge, separate Siemens freezer and a Bosch dishwasher.



Limestone flooring runs throughout the space, complete with underfloor heating, while a built-in dining bench with under-seat storage and modern pendant lighting, fitted wall lamps, integrated shelving and bespoke toy storage further enhance the practical yet highly considered design.

Upstairs, the property offers three genuine double bedrooms and a beautifully renovated, fully tiled family bathroom. The principal bedroom benefits from bespoke fitted wardrobes painted in Farrow & Ball colours, picture rails and an original cast iron feature fireplace. Bedroom two also has an original fireplace and picture rails as well as garden views and a delightful built-in reading nook with integrated drawer storage beneath. Bedroom three is a decent double with the same, lovely garden views. The bathroom is fitted with a Roca bath and rain shower over, wall mounted sink and illuminated mirror, WC, integrated cabinetry, shelving and underfloor heating. A newly fitted loft ladder provides easy access to additional storage above.



Outside

Outside, the landscaped rear garden has been expertly designed by the current owner (herself a professional landscape architect) to create a series of inviting outdoor spaces with established planting that has matured beautifully over the past three years. Notable planting includes a colourful Californian lilac, catmint, acer, Chinese dogwood, climbing roses, an evergreen jasmine, lavender and a number of herbs. Limestone paving, reclaimed brick detailing and winding hoggin pathways lend texture and character, creating a garden that feels both timeless and wonderfully private.

At the far end of the garden sits a superb bespoke, larch clad home office and adjoining shed, thoughtfully designed and built by the current owners. Finished with a sky light, travertine tiled flooring, underfloor heating, Cat 6 broadband and fitted birch ply shelving and storage, the office comfortably accommodates two people, making it an ideal work-from-home space.

Beyond the garden, a lane leads directly to a private allotment — a rare addition and perfect for keen gardeners or as a kids play area.

All in all, the house has been meticulously improved with genuine care and imagination — a sophisticated yet deeply comfortable family home in the heart of Bishopston.

Services: All main services connected.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band C

Directions: Post Code BS7 8QX

Viewing: Strictly by appointment with Rupert Oliver Property Agents

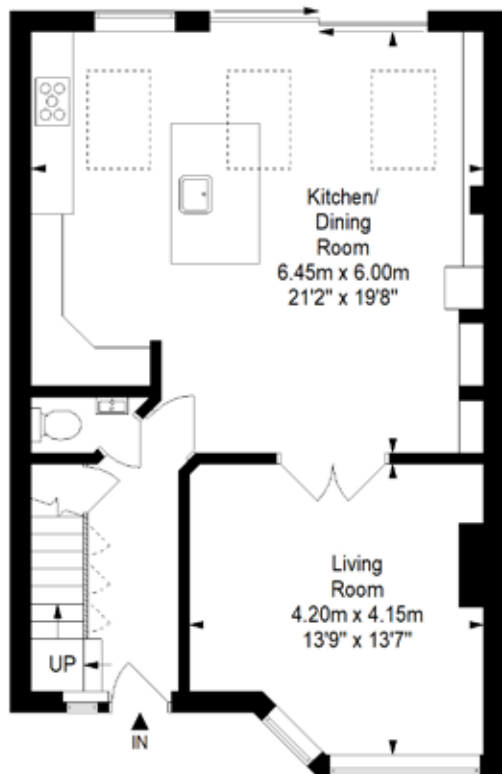


Willoughby Avenue, Bishopston, Bristol, BS7 8QX

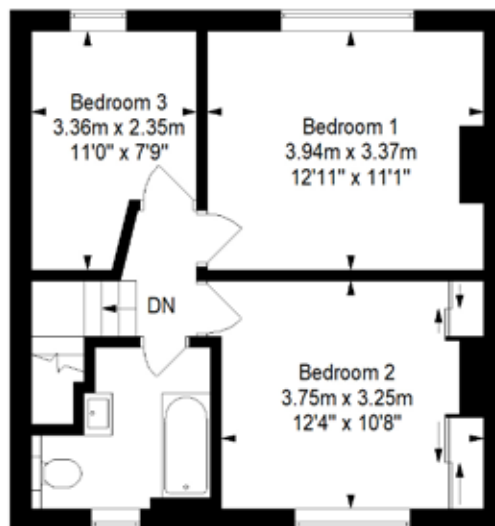
Approximate Gross Internal Area = 106.9 sq m/ 1150.7 sq ft
(Excludes Garden Studio)

Garden Studio = 11.6 sq m/ 124.9 sq ft

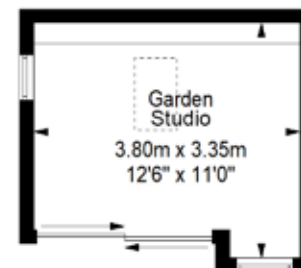
Total Area = 118.5 sq m/ 1275.6 sq ft



Ground Floor



First Floor



Garden Studio

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print