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PROPERTY CONSULTANTS

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IVYWELL ROAD, BRISTOL, BS9 1NX

Available 10th December 2026 | Unfurnished | This beautifully presented and exceptionally spacious two-bedroom apartment enjoying wonderful, uninterrupted views across The Downs.

The generous semi-open-plan living accommodation is a particular highlight and provides a wonderful space for both relaxing and entertaining. The stylish fitted kitchen offers ample storage and is well equipped with freestanding appliances, opening into a spacious dining area which flows through to the impressive sitting room. Here, magnificent floor-to-ceiling windows fill the room with natural light and offer stunning views across The Downs – a lovely outlook to enjoy throughout the changing seasons.

There are two excellent-sized double bedrooms, both offering plenty of space for bedroom furniture and providing flexible accommodation for a professional couple, two professional sharers or those looking for a dedicated home office.

The beautifully appointed bathroom is another lovely feature, with a luxurious four-piece suite comprising a freestanding roll-top bath, separate walk-in shower, wash hand basin and WC.



Features

- Stunning two-double bedroom period property
- Exceptional views overlooking the Downs
- Beautifully presented throughout with sympathetic period decor
- Spacious semi-open plan living and dining area
- Stylish kitchen with freestanding appliances
- Luxurious four-piece bathroom with roll-top bath and walk-in shower
- Shared double garage and additional parking
- Sought-after location
- Available 10th December 2026











Entrance Hallway
Step through the ornate double wooden doors into a generous entrance hallway that immediately gives a sense of the scale and character of the apartment. With herringbone flooring, original-style features and plenty of space for coats and everyday essentials, this is a practical yet elegant arrival point. The hallway provides access to both double bedrooms, the beautifully appointed bathroom and living room, while also leading through to the impressive kitchen and dining space — making it an ideal layout for modern day-to-day living.

Kitchen/Dining Room
15'9" x 10'2" (4.81 x 3.12)
This is a room designed for living, not simply cooking. A wonderfully light triple-aspect space, three elegant sash windows draw the outside in from the front, rear and side elevations, while the generous proportions leave ample room for a large dining table — perfect for relaxed family meals, entertaining friends or lingering over Sunday lunch.

The kitchen itself has a good range of wall, base and drawer units, with wooden worktops and freestanding appliances including an oven, fridge/freezer, dishwasher, washing machine and dryer. A large sink sits beneath the practical tiled splashback, with an extractor hood and radiator completing the space. The herringbone flooring continues through the room, creating a lovely connection with the adjoining living area.

Sitting Room
14'1" x 22'3" (4.30 x 6.80)
A truly impressive reception room and undoubtedly one of the highlights of the apartment. Semi-open plan to the kitchen and dining space, it feels wonderfully connected while retaining its own sense of occasion.

Three enormous double-glazed windows, beautifully set within the front-facing bay, flood the room with natural light and frame breathtaking views across Durdham Downs. Whether relaxing with a morning coffee, settling down with a book or entertaining in the evening, the outlook provides a spectacular backdrop.

The room retains plenty of period character with a picture rail, moulded skirting boards and chimney recess, while there is ample space for generous sofas and occasional furniture.

Bedroom One
15'8" x 17'7" (4.80 x 5.37)
Another exceptionally generous double bedroom, with three large double-glazed windows to the front filling the room with natural light and offering wonderful views across Circular Road and The Downs, with Leigh Woods visible beyond. The outlook gives this room a lovely sense of space and makes it a particularly enjoyable place to start and end the day.

There is plenty of room for a substantial double or king-size bed, wardrobes and additional furniture, making this a genuinely versatile second bedroom that could equally work as a comfortable guest room, home office or dressing room. Period features including a picture rail, moulded skirting boards and chimney recess add character, complemented by a radiator.

Bedroom Two
15'8" x 19'3" (4.80 x 5.89)
A wonderfully spacious principal bedroom with a lovely sense of calm and privacy. Three substantial sash windows overlook the leafy rear aspect towards Rockleaze Road, filling the room with natural light and creating a peaceful outlook to wake up to.

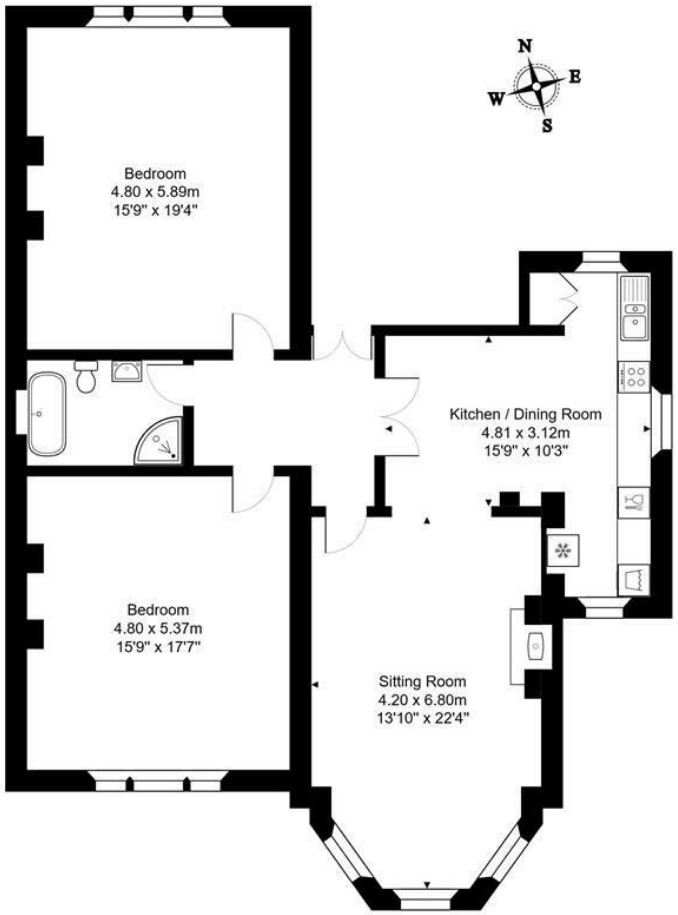
The generous proportions offer plenty of flexibility for a king-size bed, wardrobes, dressing area or even a desk, depending on how you choose to use the space. Period detailing including a picture rail, cast iron column radiator and chimney recess adds character and warmth, creating a bedroom that feels both elegant and wonderfully homely.

Bathroom
A stylish and well-appointed bathroom, accessed directly from the entrance hallway and finished with contemporary tiled flooring. The generous layout incorporates a full-size bath alongside a separate corner shower cubicle with glazed surround, providing the best of both worlds — perfect for a quick morning shower or a more leisurely soak at the end of the day.

A floor-standing wash hand basin with chrome fittings, low-level WC, chrome heated towel rail and useful shelving complete the room, with an extractor fan and shaving point adding practicality.

Outside
A particularly valuable benefit in this sought-after location is the shared double garage to the rear of the property, together with additional parking and an additional storage room.

Ivywell Road



First Floor

Total Area: 120.4 m² ... 1296 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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TENURE

SERVICES

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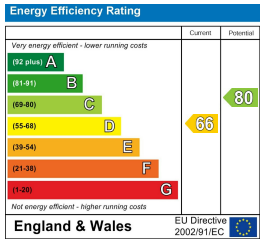

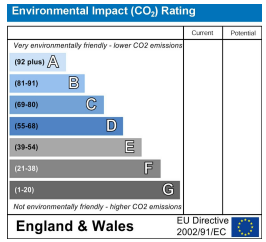

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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