



Avonhurst, 6a Ivywell Road  
Guide Price Range £1,300,000 - £1,400,000

RICHARD  
HARDING



# Avonhurst, 6a Ivywell Road,

Sneyd Park, Bristol, BS9 1NX

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An incredibly rare opportunity to purchase a period house fronting Durdham Downs. Offering 3 bedrooms (one with en-suite), vast cellar storage space, as well as ample gated off road parking, a garage and an 80ft x 45ft level rear garden.

## Key Features

- Offering enormous potential for updating and expansion, with plans approved for a loft conversion providing 2 further bedrooms, large cellar storage areas offering further untapped potential too.
- Commanding location, with grandstand views over the Downs in a landmark Bristol location with acres of green open space literally on the doorstep and within easy reach of bus connections to all central areas.
- Incredibly generous living accommodation with a reception hallway, leading through to a 31ft x 18ft reception room leading down into the garden sitting room with double doors accessing the garden, ground floor bedroom 3, cloakroom/wc, kitchen, conservatory and separate home office/study. To the lower ground floor there is a wine cellar and extensive further basement cellar storage area (32'1 x 18'1). To the first floor there are 2 double bedrooms (one with en-suite bathroom), a further shower room/wc and loft hatch accessing a loft storage space with permission granted for conversion, providing two further bedrooms.
- Gated driveway providing off street parking for multiple vehicles leading to a detached single garage.
- Beautiful 80ft x 45ft rear garden with period orangery and an outdoor swimming pool (both in need of restoration).
- An impressive and highly individual period home in a breathtaking location with an incredible amount of original 'Arts and Crafts' features, a large rear garden, plenty of parking and exciting scope for improvement.
- Worcester hydrogen ready green star boiler installed recently which will serve an additional extension into loft. Permission for which has been granted for two bedrooms plus bathroom. Also, a new circuit board and updated electrics.





## **GROUND FLOOR**

**APPROACH:** via gated driveway, laid to stone chippings, providing ample off road parking for several vehicles. The driveway continues up the left hand side of the house to the detached single garage. At the centre of the house there is an attractive covered entrance with steps up to the main front door to the property.

**RECEPTION HALL:** (13'6" x 9'3") (4.11m x 2.83m) a welcoming central entrance hallway with windows to front, door entry intercom and tiled flooring. Spiral staircase leading down to the lower ground floor landing. Door leads off to a useful study/home office. Attractive leaded part glazed double doors lead through into the sociable and impressive L shaped family/dining/sitting room.

**FAMILY/DINING/SITTING ROOM:** a wonderful and impressive L shaped multi-functioning living space with ample room for entertaining and dining and sitting furniture. Measured and described as follows:-

**Family/Dining Room:** (31'9" x 18'10") (9.66m x 5.74m) wonderful high ceilings with decorative ceiling panelling, step up into a snug seating area with a stone minster style fireplace with gas coal effect fire and original 'Arts and Crafts' wood panelled walls with built-in shelving, attractive leaded stone mullion windows to side, radiator. Large central dining/living area with wide wall opening and two steps down into the sitting room. Off the dining area there is a hallway continuing round to a door accessing the kitchen and staircase rising to the first floor landing.

**Sitting Room:** (17'6" x 13'0") (5.34m x 3.96m) blessed with plenty of natural light provided by the three skylights and glazed doors to rear accessing the rear garden, radiator. Door accessing:-

**INNER HALLWAY:** with doors off to a ground floor cloakroom/wc and occasional bedroom 3.

**Cloakroom/WC:** low level wc, built-in wash basin with storage cabinet beneath, window to side, radiator

**Bedroom 3:** (10'11" x 10'8") (3.32m x 3.25m) a ground floor bedroom or further reception room, with bay window to rear offering a lovely open outlook over the rear garden, further window to side, wood laminated flooring, radiator.

**KITCHEN:** (14'3" x 8'5") (4.34m x 2.52m) a range of base and eye level cupboards and drawers with roll edged laminated worktop over and inset stainless steel 1 ½ bowl sink and drainer unit, inset 4 ring gas hob, integrated eye level ovens and microwave. Door leading back into the reception hallway and double doors leading through to:-

**CONSERVATORY:** (12'8" x 8'4") (3.86m x 2.55m) with windows to front and side, overlooking the driveway and front garden.

## **FIRST FLOOR**

**LANDING:** a light and airy landing with original windows to front offering a breathtaking view over the front driveway and garden across Ivywell Road to the Downs. Doors off to two double bedrooms, shower room/wc, airing cupboard and further storage cupboard. Loft hatch accesses a generous loft storage space (planning permission currently submitted for a loft conversion, subject to approval).

**BEDROOM 1:** (16'3" x 15'11") (4.95m x 4.85m) principal double bedroom with bay window to front offering a breathtaking view over the Downs, built-in wardrobes. Double doors accessing:-

**En-Suite Bathroom/WC:** panelled bath, low level wc, wash hand basin set into a counter with cabinets beneath, inset spotlights, period windows to rear offering a lovely outlook over rear and neighbouring gardens.

**BEDROOM 2:** (11'7" x 11'5") (3.52m x 3.49m) picture rail, multi-paned window to rear elevation, built-in wardrobes, radiator.

**SHOWER ROOM/WC:** white suite comprising low level wc, wash hand basin with stainless steel mixer tap, corner shower cubicle with glazed screen and wall mounted shower, towel rail/radiator, extractor fan, multi-paned window to rear elevation.

## **LOWER GROUND FLOOR**

spiral staircase leads down from the reception hallway to a landing with door through to:-

**WINE CELLAR:** (15'4" x 5'10") (4.68m x 1.78m) a useful wine cellar, also housing fuse box for electrics. Door through to:-





**CELLAR:** (32'1" max x 18'1") (9.77m x 5.51m) circa 5'10"/1.78 m ceiling height; large basement cellar storage space offering ample storage and further untapped potential. Modern Worcester gas central heating boiler. Power, light and built-in sink. Part glazed door to side, accessing the driveway.

## OUTSIDE

**OFF ROAD PARKING & FRONT GARDEN:** the garden is landscaped to stone chippings to provide off road parking for several vehicles, electric gates set into a period boundary wall to front, wonderful open views over the Downs. The driveway leads up the left hand side of the property to:-

**GARAGE:** (17'1" x 8'5") (5.21m x 2.56m) a single garage with windows to side and rear.

**REAR GARDEN:** (approx. 80ft including orangery x 45ft) (24.38m x 13.72m) an incredibly good sized level rear garden, mainly laid to lawn with deep flower borders containing various shrubs and trees, steps up from the lawned section to a paved area with outdoor swimming pool. To the bottom of the garden there is an orangery in need of renovation. Gated access to the side of the property leads out to the driveway and garage.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



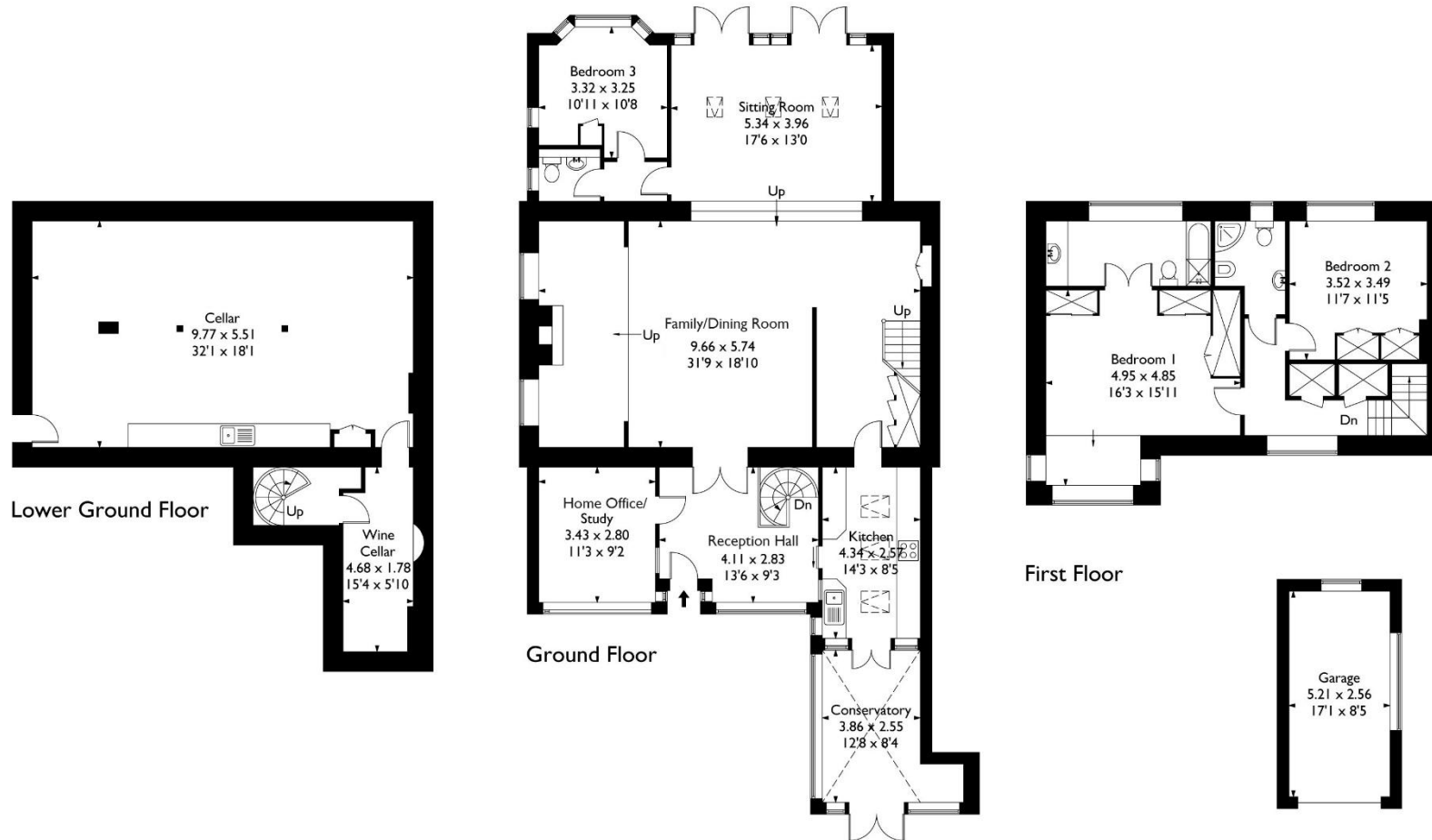


# Ivywell Road, Sneyd Park, Bristol, BS9 1NX

Approximate Gross Internal Area = 270.87 sq m / 2915.62 sq ft

Garage Area = 13.34 sq m / 143.59 sq ft

Total Area = 284.21 sq m / 3059.21 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.