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& ALLEN

167 BISHOP ROAD
BISHOPSTON, BRISTOL, BS7 8NA
Asking Price £1,250,000

A truly impressive family home, this property seamlessly blends spacious living with attractive period detailing. Offering approximately 2,160 square feet of well-presented accommodation, it is complemented by a private garage, a mature rear garden, and level rear access. The home is also perfectly positioned within walking distance of two sought-after schools, Bishop Road Primary and Redland Green School.

Vendor's Comments

"We are only the second family to have lived in this house since it was built in 1931 and have loved every minute of it. It is in a fabulous location within walking distance of so many things including great schools, shops, cafes, restaurants and even a cinema. If we want to go further afield, there is a wide range of bus routes into town. We spend a lot of our time in the wonderful back extension that opens directly into a private and quiet garden.

Even if it is raining, we can open the sliding doors and feel like we are sitting outside. When the sun shines, the size of the garden means that there is always a sunny spot to be found. A real oasis. We also really enjoy the fantastic views across the city from the top of the house – great for hot air balloon and firework watching! We will be very sad to leave but it is time for us to downsize and let someone else enjoy all the house has to offer."

Garden

The property is complemented by a beautiful, mature garden that has been lovingly developed by the current owners. Primarily accessed from a level rear lane, it also benefits from a pretty terraced front garden leading from Bishop Road.

Directly accessed from the kitchen/living space, a large decked area offers an ideal space for al fresco dining, bordered by a range of mature shrubs. Opposite, a separate seating area is positioned adjacent to a small pond, featuring an array of attractive plants.

Beyond here is a large lawned area, bordered by flowers, shrubs and climbers. A separate, sunny seating area is tucked away towards the rear of the garden.

Ground Floor

The property retains a wealth of original period features in good condition, evident from the moment you step through the storm porch and into the vestibule. This entryway is fitted with a beautiful tessellated floor and handy storage cupboards, which in turn lead to the central hallway with its original doorway and stained-glass windows.

The front of the home houses two reception rooms: a large bay-fronted lounge, which features a log burner, picture rails, coving, and a ceiling rose. Adjacent is a smaller reception room currently in use as a study.

The open-plan kitchen/living space to the rear is a true highlight of the ground floor. Commissioned by the current owners, this impressive space features floor-to-ceiling sliding doors and windows on two aspects, providing a seamless flow to the beautiful rear garden. The kitchen area is fitted with distinctive base and wall-mounted units, and stone worktops to create a contemporary feel. In the dining area, a large skylight provides a further abundance of natural light.

A handy under-stairs WC with a hand wash basin, and a utility room located off the kitchen/living space, complete the ground floor.



First Floor

The first-floor landing provides access to four well-proportioned bedrooms and the family bathroom.

Bedroom two is a handsome, bay-windowed double bedroom with impressive, elevated views of Bishopston, Westbury Park, and Redland. This room retains an attractive period fireplace, picture rails, and exposed floorboards.

Bedrooms three and four are almost identical in size, both of which offer a view of the rear garden as well as picture rails and feature fireplaces.

Completing the first floor is the family bathroom, which features a WC, basin, and a shower. The final bedroom, a smaller double room, would make an ideal study or cot room.

Second Floor

The master suite occupies the entirety of the second floor. It is a spacious and naturally bright room, with large windows that provide outstanding panoramic views on three aspects. The room additionally offers eaves storage cupboards and dressing area.

The en suite bathroom is fitted with a four-piece suite, including a contemporary freestanding bath and separate shower, all complemented by matching tiling. A dormer window in the en suite offers yet more impressive views.

Garage Workshop

Situated at the rear of the garden is a detached, secure garage, a superb addition to the property that was commissioned by the vendors. The garage offers excellent proportions, allowing for both a parked car and a dedicated workshop space. Further benefits include double glazed windows, a side access door, mezzanine storage, a wired internet connection and power supply. Sat adjacent is a parking space.

Location

Bishopston is one of Bristol's most popular and well-known areas, and it's easy to see why. The neighbourhood is defined by its strong sense of community and a diverse population that values a warm, welcoming environment. Its tree-lined streets are dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses, from quirky bookstores to artisan bakeries.

For families, the area offers excellent local schools, including Bishop Road Primary and St Bonaventure's Catholic Primary School. Bishopston is also home to an abundance of green spaces that provide a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or a leisurely stroll through Horfield Common, the neighbourhood offers a fantastic blend of city convenience and suburban charm.

Schools

St Bonaventure's Catholic Primary School - Distance: 0.17 miles

Henleaze Junior School - Distance: 0.29 miles

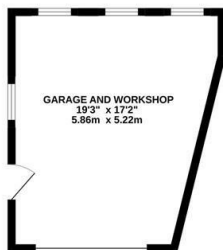
Bishop Road Primary School - Distance: 0.31 miles

Redland Green School - Distance: 0.54 miles

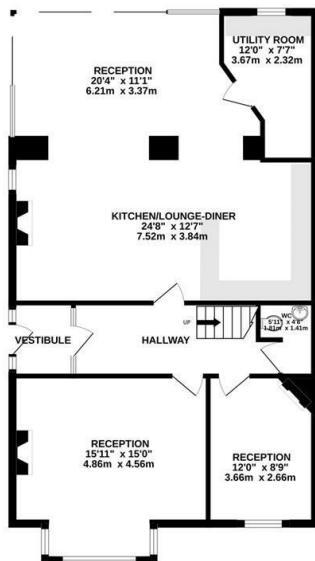
Redmaids' High School - Distance: 0.88 miles



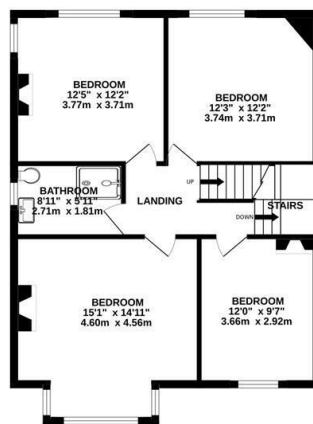
GARAGE
299 sq.ft. (27.8 sq.m.) approx.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
753 sq.ft. (69.8 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 2441 sq.ft. (226.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- An impressive 1930s semi-detached residence, measuring approx. 2160 sq.ft. of accommodation
- Entirely level access from the rear
- Sizeable mature garden on three aspects
- Off-street parking and secure garage with workshop space to rear
- Retaining a wealth of period detailing throughout
- Five well-proportioned bedrooms
- Three reception rooms
- Two bathrooms, plus a ground floor WC
- Stunning master bedroom boasting tremendous views and en suite bathroom
- Extended ground floor incorporating an impressive open-plan kitchen/lounge diner

Guide Price: £1,250,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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