



Glenfrome House, 280 Ashley Down Road

Guide Price £1,150,000

RICHARD  
HARDING



# Glenfrome House, 280 Ashley Down Road,

Ashley Down, Bristol, BS7 9BQ

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**A most inviting and incredibly well-proportioned (over 3,500 sq. ft.) Grade II Listed period home offering generous accommodation, 6 bedrooms, 3 reception rooms, off-road parking for two cars, a storage garage, sunny rear garden and wonderful city views.**

## Key Features

- Wonderful period features balanced with modern tasteful fittings and decor provide this light and engaging home with a welcoming atmosphere.
- Useful lower ground floor accommodation including utility/shower room, large hobby/games room/bedroom 6 and additional undercroft cellar storage.
- Situated in Ashley Down, close to the excellent amenities of Gloucester Road, the recently opened local train station, St Andrews Park and central Bristol.
- **Ground Floor:** entrance vestibule, impressive central entrance hallway, bay-fronted sitting room opening through to dining room/reception 2, kitchen/breakfast room, reception 3/home office and cloakroom/WC.
- **First Floor:** central landing, bedroom 1, bedroom 2 with adjoining shower room/en-suite potential, bedroom 3, bedroom 4, bedroom 5/study and family bathroom.
- **Lower Ground Floor:** utility/shower room/WC, large hobby/games room/bedroom 6 and undercroft cellar storage.
- **Outside:** the property enjoys the rare advantage of off-road parking for at least two cars, a storage garage and a superb sunny rear garden with attractive cityscape views.
- **A splendid period home with an incredibly practical and well-arranged layout, offering the kind of lateral living space seldom found in Bristol homes.**





## GROUND FLOOR

**APPROACH:** approached via a block-paved driveway flanked by attractive raised borders stocked with a variety of mature shrubs and planting. The property is entered through an attractive central entrance door into:-

**ENTRANCE VESTIBULE:** with tiled flooring and part-glazed door leading through to:-

**RECEPTION HALLWAY:** (17'1" max x 16'4" max) (5.21m x 4.98m) a fabulous welcoming central reception hallway with high ceilings, ceiling coving, exposed stripped floorboards, radiator and an elegant period staircase rising to the first floor landing. Useful understairs recess with coat hooks and space for coats and boots. Doors lead off to the sitting room, reception 3/home office and kitchen/breakfast room. Further doors access the staircase descending to the lower ground floor and the ground floor cloakroom/WC.

**SITTING ROOM:** (front) (24'4" max into bay x 15'6" max into chimney recess) (7.42m x 4.73m) a glorious principal reception room centred around a wide bowed bay window to the front elevation comprising sash windows with built-in sliding wooden shutters. Attractive period-style fireplace, high ceilings with ceiling coving and picture rail, radiators and exposed stripped floorboards. Wide wall opening providing a sociable connection through to:-

**DINING ROOM/RECEPTION 2:** (17'8" max into chimney recess x 15'5") (5.38m x 4.69m) a generous second reception room with high ceilings, ceiling coving, exposed floorboards, feature fireplace, radiator and large sash window overlooking the rear garden. Double doors provide a natural connection through to:-

**KITCHEN/BREAKFAST ROOM:** (15'7" x 12'11") (4.74m x 3.94m) a stylish fitted kitchen comprising an extensive range of base and wall mounted cupboards and drawers with granite work surfaces over. Large central island with overhanging breakfast bar creates an excellent entertaining and family space. Features include high ceilings with ceiling coving and inset spotlights, a Lacanche range cooker, Samsung American style fridge/freezer and a gas central heating boiler discreetly concealed within one of the kitchen units. French doors open onto a raised terrace overlooking the rear garden and enjoying magnificent cityscape views across Bristol. Door to large walk-in pantry. Door returning to the reception hallway.

**RECEPTION 3/HOME OFFICE:** (13'7" max into chimney recess x 12'11") (4.15m x 3.94m) a versatile third reception room currently utilised as a home office. Two sash windows overlook the front elevation, complemented by contemporary upright radiators, attractive arched chimney recess and high ceilings.

**CLOAKROOM/WC:** low level wc with concealed cistern, wall mounted wash hand basin, heated towel rail, inset spotlights and an extractor fan.

## LOWER GROUND FLOOR

**LANDING:** doors lead to the games room and utility/shower room.

**GAMES/HOBBY ROOM/BEDROOM 6:** (21'2" x 19'0" with approx. ceiling height of 6'4"/1.93m) (6.44m x 5.79m) a substantial basement room providing excellent additional living space and ideally suited as a games room, hobby room, gym or children's playroom. Doors lead through to further cellar storage areas.

**UTILITY/SHOWER ROOM:** (11'5" max into recesses x 11'0") (3.48m x 3.35m) fitted with built-in base units incorporating cupboards and drawers with shelving over. Appliance space for washing machine and tumble dryer. Low level wc with concealed cistern, wash hand basin and recessed shower enclosure with system-fed shower. Door to the rear provides access to an undercroft storage area (12'8" x 9'1") (3.85m x 2.77m) which in turn leads out to the rear garden.

## FIRST FLOOR

**LANDING:** A wonderful central landing flooded with natural light from a glazed ceiling panel and rooflight above. Doors lead off to 5 bedrooms, family bathroom, shower room, recessed storage cupboard and an airing cupboard housing a pressurised hot water cylinder.

**BEDROOM 1:** (front) (16'10" max into bay x 13'0") (5.13m x 3.97m) a spacious double bedroom with high ceilings, ceiling coving, picture rail, sash bay window with working wooden shutters and a radiator.

**BEDROOM 2:** (rear) (15'6" x 13'5" max into chimney recess) (4.73m x 4.08m) a generous double bedroom enjoying spectacular far reaching cityscape views across Bristol. Built-in wardrobes. Doorway connecting to the adjoining shower room, enabling use either as a family facility or en-suite.

**SHOWER ROOM/WC:** oversized shower enclosure with system fed shower, low-level WC, wall-mounted wash hand basin with built-in mirror over, heated towel rail, storage cupboard, inset spotlights and an extractor fan.





**BEDROOM 3:** (front) (16'7" max into bay x 13'0") (5.06m x 3.97m) a further generous double bedroom with high ceilings, picture rail, sash window with working wooden shutters and a radiator.

**BEDROOM 4:** (rear) (15'7" x 10'8") (4.76m x 3.25m) double bedroom with high ceilings, sash window enjoying attractive city views and a radiator.

**BEDROOM 5/STUDY:** (9'10" x 7'9") (3.00m x 2.35m) suitable as a single bedroom, nursery or home office; with high ceilings, sash window to front and a radiator.

**FAMILY BATHROOM/WC:** (10'9" x 10'2") (3.28m x 3.10m) a beautifully appointed family bathroom featuring a central double-ended bath with mixer tap and shower attachment, large walk-in shower enclosure with system fed shower, heated towel rail, wash hand basin set within a marble topped vanity unit and a sash window to the rear enjoying lovely cityscape views.

## OUTSIDE

**FRONT GARDEN & PARKING:** the property enjoys the rare advantage of off-road parking for at least two vehicles via a block paved driveway. The driveway is framed by attractive stone retaining walls and raised borders containing a variety of mature shrubs and trees.

**REAR GARDEN:** a particular feature of the property is the sunny south-easterly facing rear garden. Immediately adjoining the kitchen/breakfast room is a **raised terrace (12'8" x 9'1") (3.85m x 2.77m)** enjoying pleasant views over the garden and across Bristol. The garden itself is arranged with lawned sections, well-stocked flower borders, mature shrubs and fruit trees. A pathway leads to a further decked seating terrace positioned to enjoy privacy and attractive open outlooks.

**STORAGE GARAGE:** (23'6" x 9'2") (7.15m x 2.79m) to the rear of the garden there is a useful storage garage, providing valuable additional storage space.

## 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.

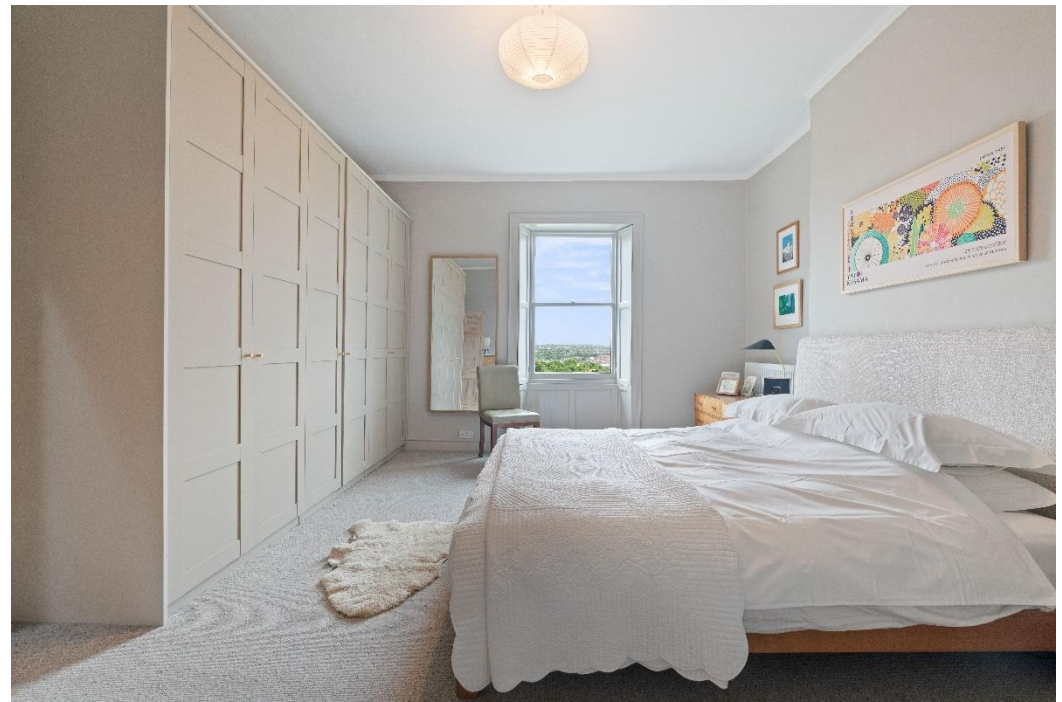
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

## 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		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

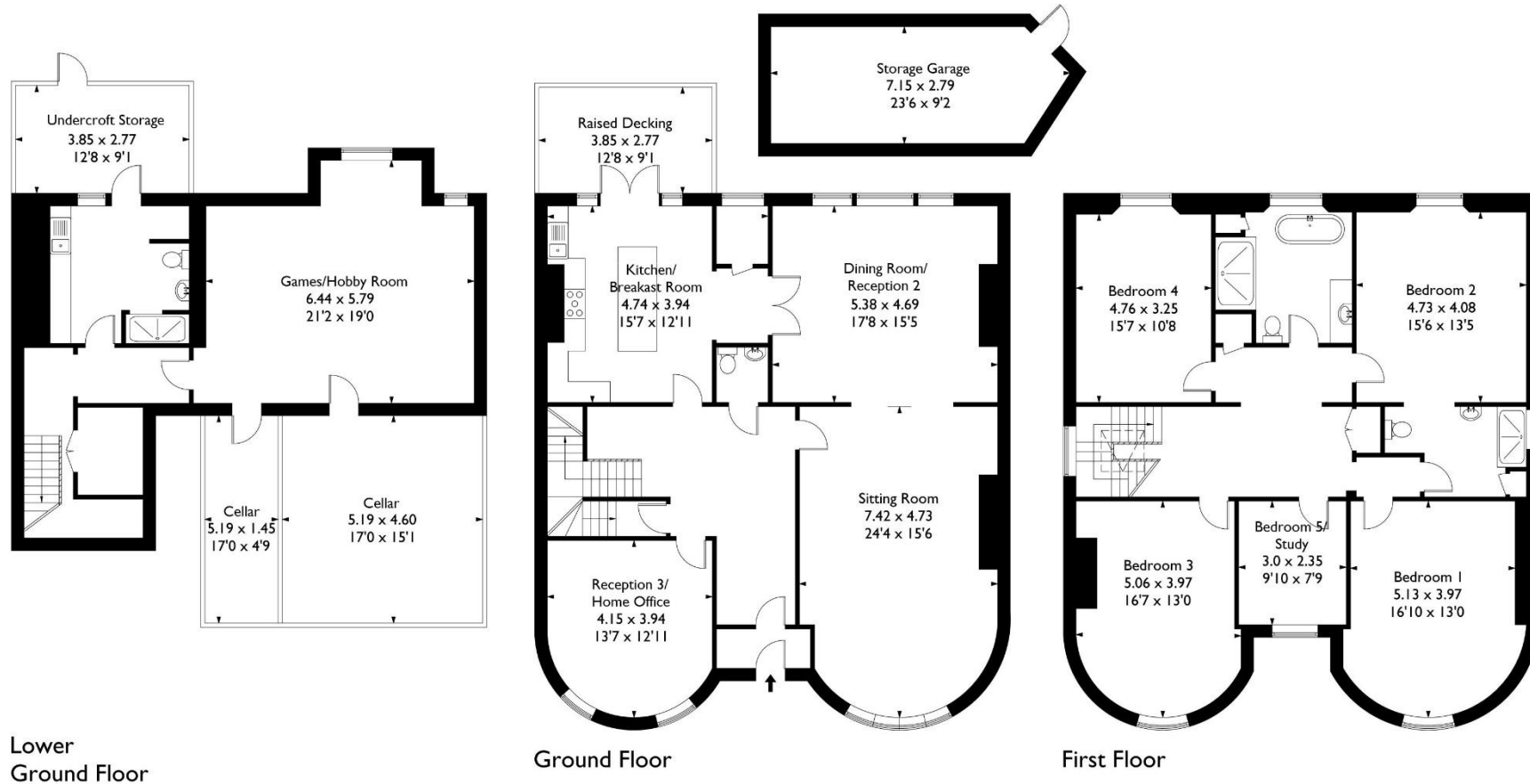
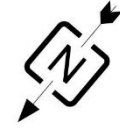
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





# Ashley Down Road, Ashley Down, Bristol BS7 9BQ

Approximate Gross Internal Area 312.8 sq m / 3367.2 sq ft  
Garage/Basement Storage/Garden Storage Area 60.8 sq m / 654.2 sq ft  
Total Area 373.6 sq m / 4021.4 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.