



8 WRAXALL ROAD
BARRS COURT
BRISTOL
BS30 8DN
£375,000

**A TRULY UNIQUE EARLY 1800S COTTAGE,
FULL OF CHARACTER, CHARM AND SOME
WONDERFULLY QUIRKY SURPRISES.**

Dating back to the early 1800s, this three bedroom semi-detached cottage is one of those homes that you really need to walk through to appreciate. Originally built as a one-up, one-down cottage, the property has been extended over the years by the current owner, creating a surprisingly spacious and versatile home whilst still retaining so much of its original character.

From the moment you step inside, there are reminders of the home's history throughout. The original-style front door, exposed fireplace and the steps between rooms all add to the feeling that this is a home with a story to tell. Unlike some period cottages which can feel dark, this one is filled with natural light, with windows throughout and Velux windows adding even more light to both the downstairs bathroom and master bedroom.

The heart of the home is the large kitchen/dining room, providing a fantastic space for everyday living and entertaining. There are then two further reception rooms to the rear, with double doors opening directly onto the garden.

The garden is certainly worth a mention. Beautifully landscaped by the current owner, it has been thoughtfully designed with different areas to enjoy, creating little pockets of serenity throughout. There are plenty of places to sit, relax and enjoy the surroundings, and a garden of this size, privacy and character is a real rarity for the area.





The ground floor also benefits from a bathroom with both a roll-top bath and separate shower, whilst upstairs there is an additional shower room positioned on the landing between the second and third bedrooms.

There are three bedrooms in total, with fitted wardrobes to both the master and third bedrooms. The master bedroom has one of the property's most unusual and memorable features. Hidden behind what looks like a Narnia-style cupboard are the original stairs leading from the kitchen up into the bedroom. It is the sort of feature that you simply wouldn't find in a modern home and adds a real sense of magic and personality.

There is no allocated off-road parking with the property, although parking is available directly outside on Wraxall Road. The current owner has lived here for over 30 years and has never struggled to park, with the road rarely being short of spaces.

It is also important to be open about the property's history. There is a history of subsidence, however remedial works have been carried out and the property has a Certificate of Structural Adequacy. The current owners hold all of the necessary paperwork confirming the works that have been undertaken and that the property remains mortgageable. The current owner has also enjoyed over 30 years in the property, and the history of subsidence is reflected in the asking price. For those looking for a characterful period home, we feel this offers an opportunity to own something truly special without the history of the property taking away from everything it has to offer today.

Ultimately, this is a home for someone who appreciates the character and individuality that comes with a property dating back over 200 years. It isn't trying to be a modern, cookie-cutter house, and that is exactly what makes it so special. With its original features, unusual layout, hidden surprises, beautiful garden and an enormous amount of personality, this really is a cottage that needs to be seen to be appreciated.







Ground Floor
639 sq.ft. (59.3 sq.m.) approx.

1st Floor
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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.
Made with Metropix (C)2025

Energy performance certificate (EPC)

8 Wraxall Road
BRISTOL
BS30 8DN

Energy rating
C

Valid until: 21 May 2035

Certificate number: 0330-2130-1550-2625-8015

Property type: Semi-detached house

Total floor area: 99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

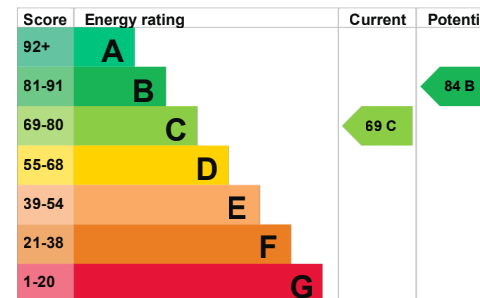
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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