



North Devon Road,
Bristol,
BS16 2EU

£630,000

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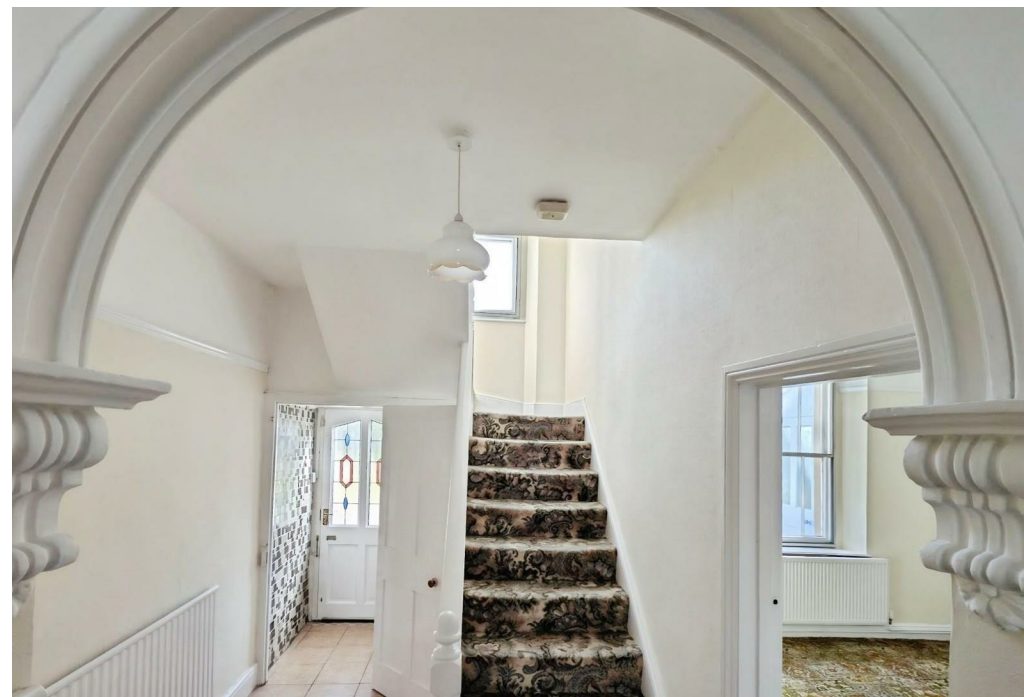
Nestled on the charming North Devon Road in Bristol, this highly distinctive period home, built in the 1800s, offers a rare opportunity to acquire a property steeped in character and history. Having remained within the same family for nearly 90 years, this impressive residence boasts an abundance of original features that reflect its rich heritage.

Spanning three floors, the house provides significant accommodation with six spacious bedrooms and three elegant reception rooms, perfect for both family living and entertaining. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the glorious walled garden, which is both colourful and mature, providing a tranquil retreat from the hustle and bustle of everyday life. The lovely tree-lined road enhances the appeal of the home, offering a picturesque setting that is highly sought after.

In addition to its aesthetic charm, the property presents great potential for cosmetic improvements, allowing the new owner to personalise the space to their taste. Off-street parking for one vehicle adds to the convenience of this exclusive home, which is offered to the market with no onward chain.

Situated just moments away from the vibrant shops and cafes of Fishponds High Street, this proud and dignified residence not only offers a comfortable living space but also a lifestyle enriched by community and convenience. With far-reaching views towards St. Mary's Church and the surrounding area, this home is truly a remarkable find in the heart of Bristol.



The accommodation which features a wealth of original period character and original features comprise (all measurements are approximate)

Ground Floor

Twin entrance doors into...

Entrance Porch

Feature stained and leaded glazed fixed windows over and alongside, inner multi pane door into...

Reception Hall

Period ceiling archway and period ceiling coving, two radiators, picture rail, staircase to upper floor with sash window with an elevated view onto the rear garden and built in storage beneath, door onto...

Rear Lobby

Separate WC, multi pane door onto the rear garden.

Lounge 18'3" x 13'5"

Maximum overall into a feature bay window with secondary glazing, radiator, picture rail, impressive period ceiling rose and coving, feature fireplace with a marble surround, inlay tiles and a built in real flame coal effect gas fire (not tested) two radiators.

Second Sitting Room 18'4" x 13'5"

Maximum overall into a feature sash bay window with secondary glazing, two radiators, period ceiling rose and ceiling coving, picture rail, impressive marble fireplace with inlay tiles and fitted gas fire (not tested).

Dining Room 11'11" x 11'10"

Attractive tiled fireplace with a built in solid fuel stove (not tested) original built in cupboards to alcove, radiator, picture rail, feature sash window to rear with secondary glazing, lovely outlook onto the rear garden.

Kitchen 13'1" x 10'9"

Fitted with a comprehensive range of wall, floor and drawer storage cupboards with chrome effect trim, fully tiled walls, space for gas cooker, splashback tiling, single drainer stainless steel sink unit, timber framed window with lovely outlook onto the rear garden, timber grain effect work surfaces, Vaillant combination gas fired boiler for domestic hot water and central heating (not tested)

First Floor Landing

Staircase to top floor, radiator.

Bedroom 1 15'2" x 13'6"

Radiator, sash window to front with secondary glazing, built in cupboard, picture rail.

Bedroom 2 15'1" x 11'6"

Radiator, sash window to front with secondary glazing, feature tiled fireplace, picture rail.

Bedroom 3 13'1" x 12'0"

Radiator, sash window to rear with secondary glazing, lovely open outlook onto the rear garden.

Bedroom 4 12'9" x 8'10"

Radiator, sash window to rear with secondary glazing.

Bathroom 10'4" x 6'1"

White suite of enameled bath with mixer shower attachment over, pedestal wash basin, radiator, splashback tiling, feature slash window with stained and leaded glazed details.

Separate WC 5'5" x 3'4"

White low level WC, vinyl floor covering, sash window to rear.

Top Floor Landing

Velux roof window.

Bedroom 4 12'9" x 12'7"

Electric panel heater, pine panelled ceiling, UPVC double glazed window with lovely open outlook towards local church and garden below.

Bedroom 6 12'10" x 10'10"

Electric panel heater, UPVC double glazed window with lovely elevated views onto the rear garden.

Exterior

Off Street Parking Space

Directly in front of the property is a generous brick laid hardstanding/off street parking space suitable for at least one vehicle.

Garden

The feature garden arranged principally to the rear of the property stands within established natural stone boundary walls providing a high degree of privacy the extensive garden offers an initial stone paved patio extending onto a generous levelled lawn with wide and extensively planted borders and beds with established flowering plants, shrubs and young trees. Outside garden store, shed and lean-to. within the rear garden boundary at the far end is a rear pedestrian gate opening onto a rear pedestrian lane leading to Manor Road. Ornamental stone rockery.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: D



- 6 spacious bedrooms
- 3 elegant reception rooms
- Period house from 1800
- Original period features
- Arranged over 3 floors
- Glorious walled garden
- Tree-lined road location
- Views of St. Mary's church
- Off street parking available
- Moments from vibrant shops

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	71
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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