

Saville Road, Bristol, BS9 1JD

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A highly desirable six bedroom Victorian residence enviably located on the very edge of Bristol's Downs and The Avon Gorge within the much sought after Sneyd Park. Springfort House was originally constructed for the wealthy "Lycett" family in 1870 who were the eminent steel builders in Bristol.

Today the house is a stunning family home that has been much loved and improved by the current owner over the last twenty years and underwent a "no expense spared", comprehensive refurbishment only ten years ago. An enormous amount of time and attention to detail has been invested over time resulting in a truly unique, handsome family home.



6



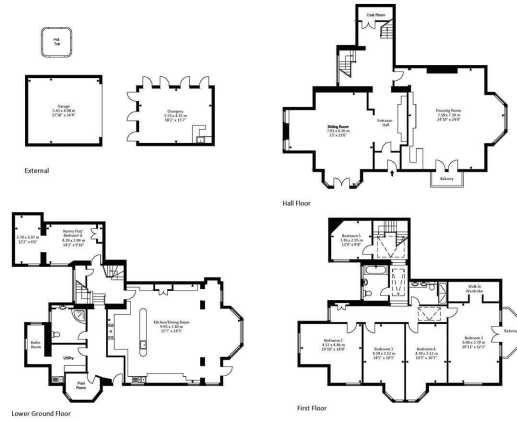
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3



Approx. Gross internal Area
4067.68 Sq.Ft - 377.90 Sq.M
Garage
291.05 Sq.Ft - 27.04 Sq.M
Orangery
247.03 Sq.Ft - 22.95 Sq.M
Total Area
4605.70 Sq.Ft - 427.90 Sq.M



For illustrative purposes only. Not to scale.
While every effort has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Webpovertyr PLC.





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			
		48	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			
		32	55
EU Directive 2002/91/EC			

OTHER INFORMATION



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