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£875,000

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## 11 Monmouth Road, Bishopston, Bristol, BS7 8LF

An inspiring and creatively designed home in the Redland Green APR. This four bedroom home has a beautifully landscaped garden with a timber studio/workspace.

The accommodation on the ground floor comprises living room with ceiling coving, a bay window and a fireplace. The adjacent second reception room feels particularly spacious being open plan to the hallway and staircase. There is retained character with a built-in dresser, shelving, bike hooks and space for a table. At the rear is an impressive kitchen/living space with a Maple wood floor, velux windows, glazed door and windows connecting the garden. The back section of the room has a pitched roof with built-in storage and a log burner. A painted brick wall runs along one flank with a simple fitted kitchen including a ceramic sink.

Stairs rise to the first floor which house a useful w/c tucked neatly underneath. At the front, a master bedroom spans the full width of the property with painted wood floor and windows to the front aspect. Next to this is the second double bedroom with window to the rear and a third bedroom at the back of the house with a timber built cabin bunk. A bathroom sits between the rear bedrooms and is fitted with a white suite with contrasting charcoal wood panelling. There is a staircase leading up from the first floor to a loft room believed to have been created in 1906 which was 9 years after the house was originally built. This light and bright room has velux windows, space for a double bed and has built-in shelving.

At the rear is a 65ft landscaped garden with a patio, circular brick paving, a Paperbark Birch tree and a summerhouse /studio which has a design inspired by self-build architect Walter Segal. This stylish and versatile space has power and light with a 'green living roof' with skylights flooding it with natural light.

This special home is located on a popular road in the APR for both Bishop Road and Redland Green schools.







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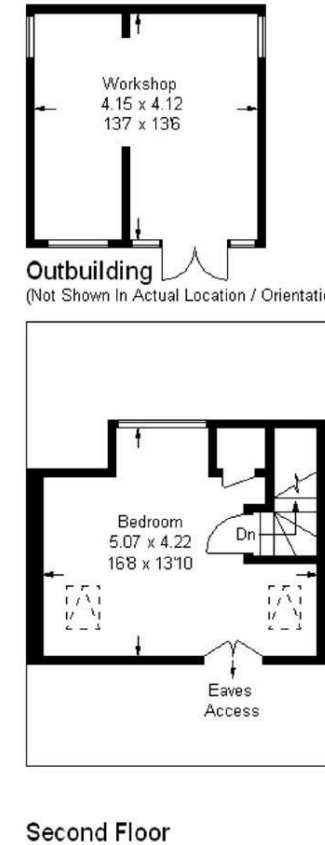
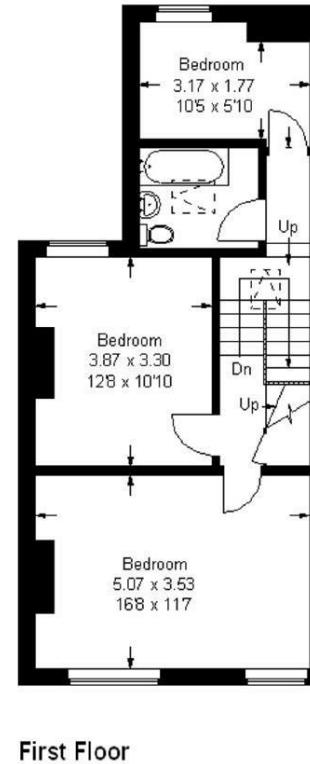
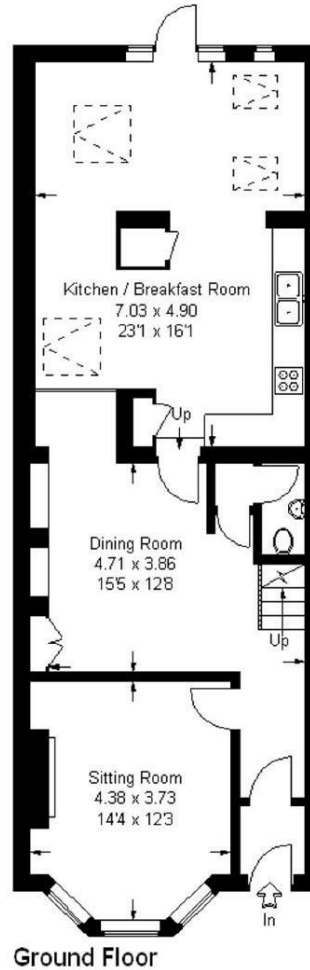
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**11 Monmouth Road, Bishopston, Bristol, BS7 8LF**

Approximate Gross Internal Area = 149 sq m / 1604 sq ft  
Outbuilding = 17 sq m / 183 sq ft  
Total = 166 sq m / 1787 sq ft



**FLOORPLANZ © 2013**  
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This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 