



£850,000

102 Belmont Road, St. Andrews, Bristol, BS6 5AU

2 The Promenade, Bristol, BS7 8AL

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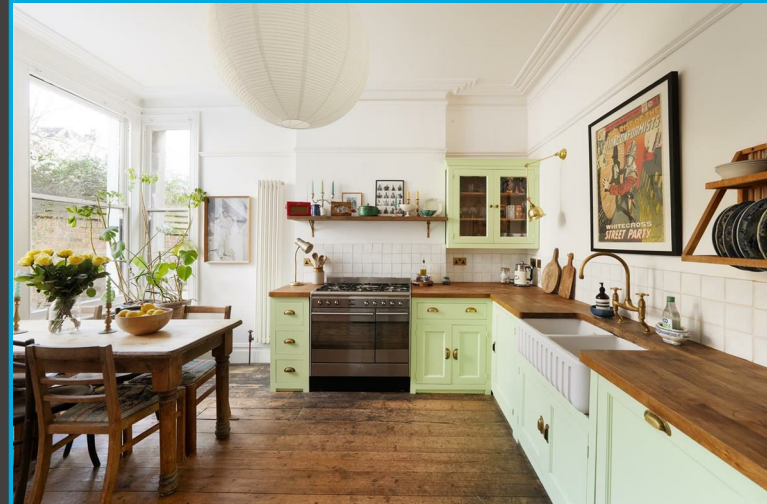
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102 Belmont Road St. Andrews, Bristol, BS6 5AU

Located on a popular road within 150 metres of St Andrews Park is this stylish and individual semi-detached Victorian family home. The property has a real sense of quality and has been tastefully finished throughout. Key features include five bedrooms, two bathrooms, two reception rooms, an open plan kitchen/diner, a host of retained period features and a mature rear garden with side access. The property further benefits from being offer with no onward chain.

Ground floor accommodation comprises; Main entrance via original double doors that lead into a spacious hallway with stripped wooden floorboards and a storage area located underneath the staircase. At the front of the property is the living room with a beautiful curved bay window complete with window seat and original timber-framed sashes. The room offers an array of period features including ornate cornice, picture rail, a stripped wooden floor and a cast-iron wood burning stove with period surround. Next door, the kitchen is bathed in natural light thanks to two large sash windows that provide a pretty view out onto the rear garden. The kitchen is fitted with a range of wall and base units with contrasting solid wood work-tops, brass fittings, a fluted Belfast double sink, tiled splash-back and a stripped wooden floor. There is also ample space for a large table and chairs. Beyond the kitchen, steps lead up to another light and bright reception room with an open fireplace, original period dresser, large sash window and a timber door that provides direct access out on to the rear garden. Completing the floor is a separate utility room and downstairs w/c.

On the first floor are four bedrooms and a family bathroom. Bedroom two is at the front of the property and features an original fireplace with tiled hearth, ceiling cornice and a bay window that offers an elevated and pleasant view over Belmont Road.



Adjacent, bedroom five shares the same aspect and is currently used as a guest bedroom. In the middle of the floor is another spacious double with a feature fireplace, striped wooden floor, wash basin and a period style column radiator, whilst bedroom four is at the rear of the property and overlooks the rear garden. Finally, completing this floor is a family bathroom which has been sympathetically finished and beautifully complements the period of the house. The main feature is a cast-iron roll-top bath tub with brass accessories, w/c, basin, a copper towel rail and painted floorboards.

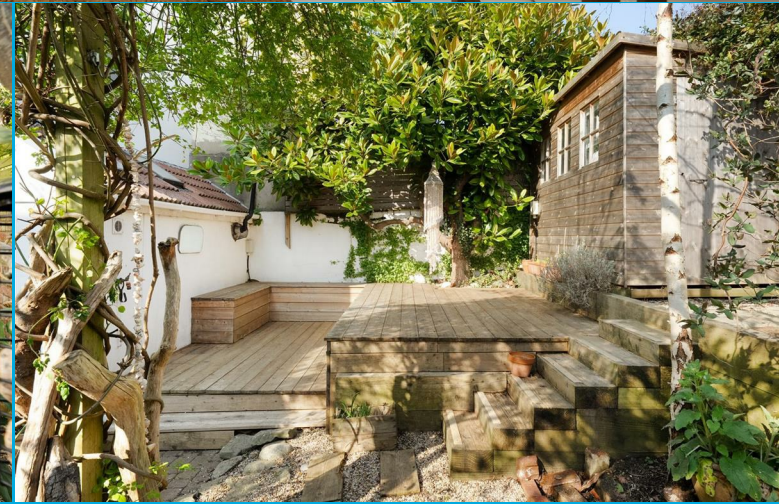
Stairs leads up to the top of the house to the principle bedroom with a striking en-suite shower room and free-standing claw-foot bath tub. Velux windows provide plenty of natural light and offer panoramic roof-top views across St Andrews and beyond. The room further benefits from plenty of extra storage in the form of a walk-wardrobe and eaves storage.

Externally, the gable fronted property bares the traditional Bath and rubble stone facade with side access leading directly through to the rear garden. There is also the opportunity to add off-street parking subject to the usual consent. The landscaped garden is a real gem and is presented in two sections consisting of both a block paved and shale pathway leading up to a decked sun terrace with a further seating area underneath a timber pergola. The perimeter of the garden is planted with a plethora of mature trees, plants and shrubs that provides plenty of privacy as well as a green and leafy backdrop to this tranquil. There is also the addition of a timber outbuilding with three phase full mains power which is currently utilised as a pottery studio.

102 Belmont Road is a wonderful and unique example of this style of Victorian property, and has been lovingly cared for and maintained by its current owners. Located on a sought after road with a great sense of community, the property is conveniently located for access to major transport links including Montpelier train station and the M32, M4 & M5. The shops, restaurants and cafe's on Gloucester Road



are just a stone's throw away, whilst the property also falls with catchment to the highly regarded Sefton Park and Bishop Road primary schools.



Belmont Road, St Andrews, Bristol, BS6



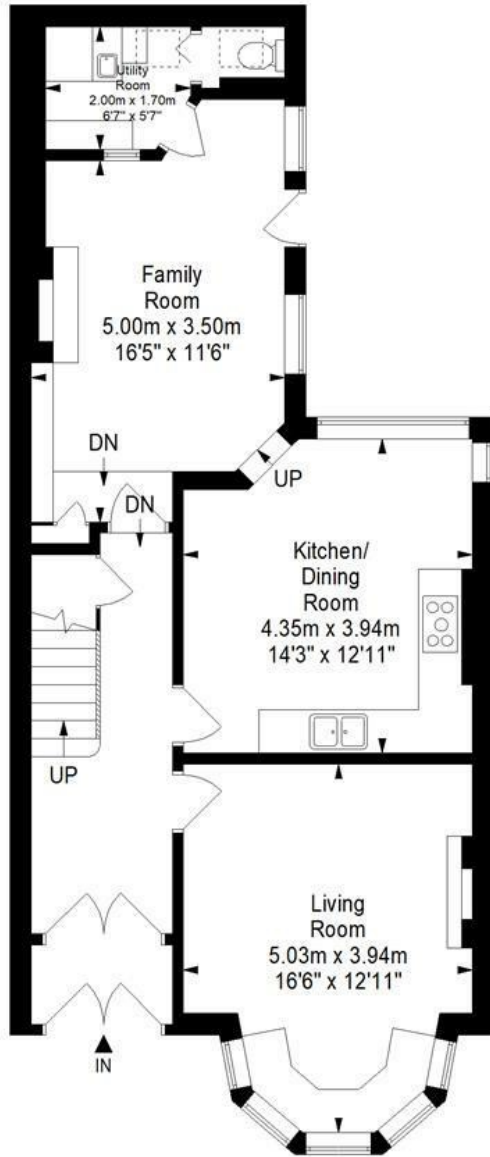
Approximate Gross Internal Area = 164.9 sq m/ 1775.0 sq ft

(Excludes Reduced Headroom Area)

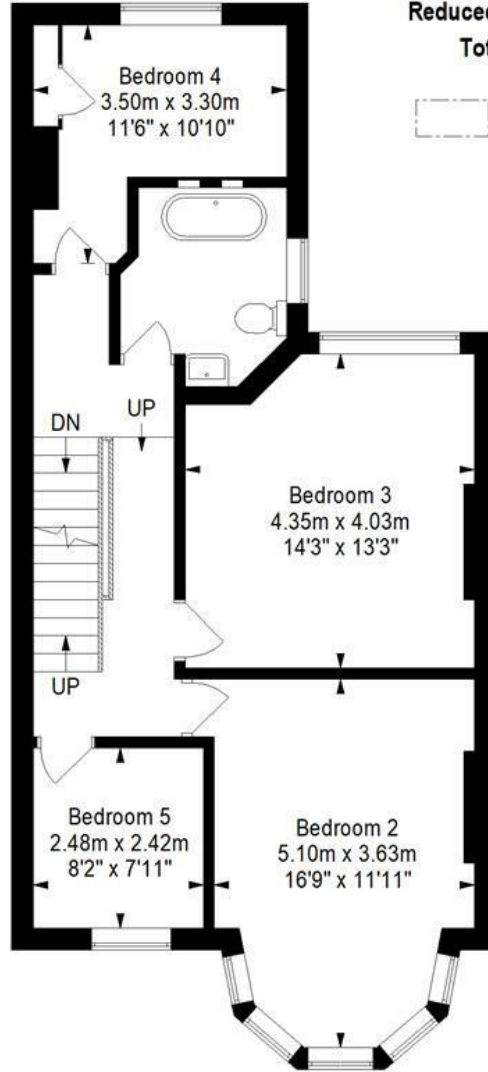
Reduced Headroom Area = 6.3 sq m/ 67.8 sq ft

Total Area = 171.2 sq m/ 1842.8 sq ft

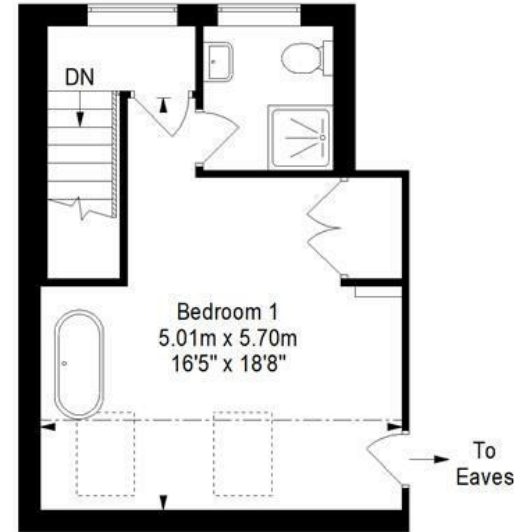
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



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