

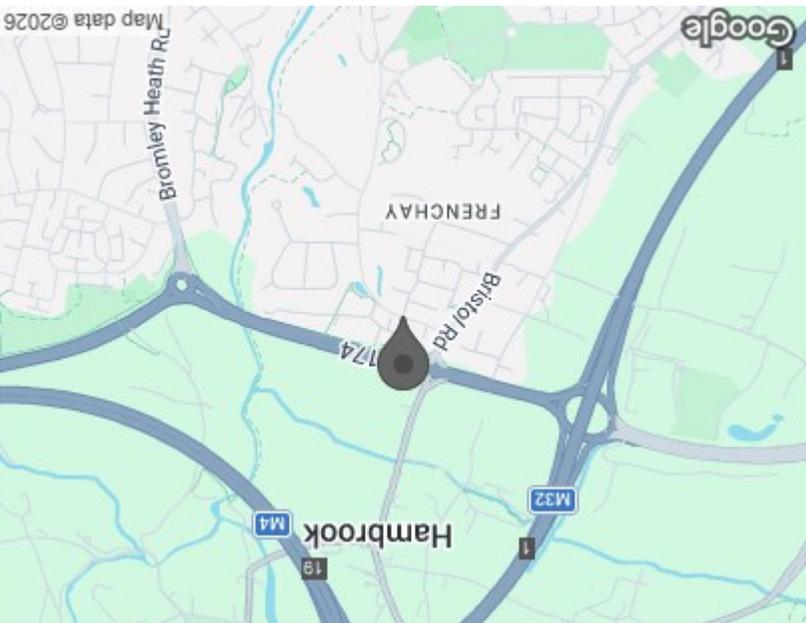
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



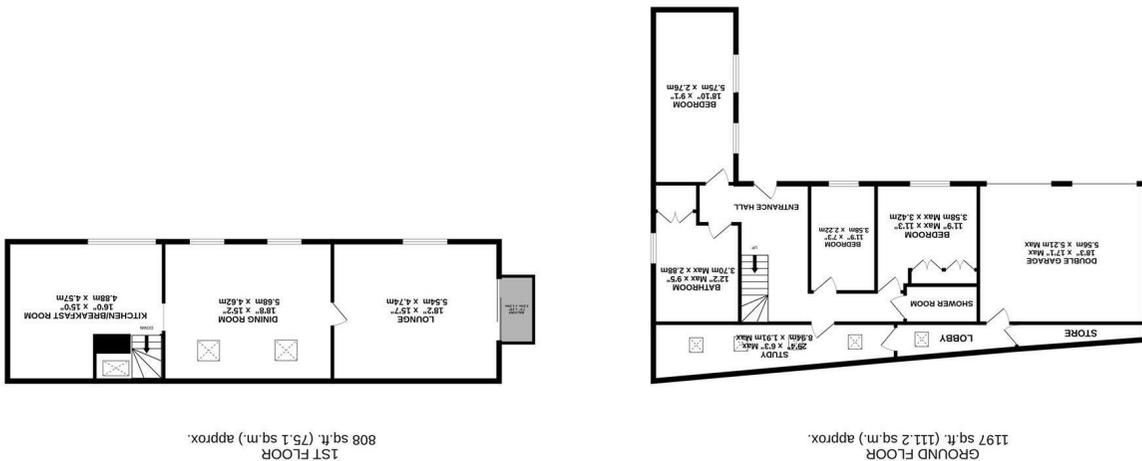
England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating	Potential	78
	Current	60
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any 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 ©2025

TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.



AREA MAP



FLOOR PLAN



**BECKSPool ROAD**  
**HAMBROOK, BRISTOL, BS16 1QZ**  
**OFFERS OVER £650,000**



3



2



3



D



## Ground Floor

### Entrance Hall

### Bedroom One

18'10" x 9'0"

### Bedroom Two

11'8" max x 11'2"

### Bedroom Three

11'8" x 7'3"

### Family Bathroom

12'1" max x 9'5"

### Shower Room

### Study

29'3" x 6'3"ax

### Lobby

### Storage

### First Floor

### Kitchen/Breakfast Room

16'0" x 14'11"

### Dining Room

18'7" x 15'1"

### Lounge

18'2" x 15'6"

### Front Garden

### Side Garden

### Double Garage

18'2" x 17'1"

### External Storage Shed



Nestled in the highly sought-after area of Frenchay, this charming detached house on Beckspool Road offers a delightful blend of character and modern living. Dating back to pre-1900, the property boasts a unique charm that is hard to find in contemporary homes.

The distinctive upside-down design offers a welcoming entrance hall that gives access to three generously sized bedrooms, a five piece bathroom with utility cupboard and a second shower room adds convenience and an extra layer of versatility to its residents.

A study, lobby and store cupboard extends across the rear of the property and gives access to the integral double garage that adds fabulous potential for conversation to create additional bedrooms or living space if desired.

The impressive first floor combines a kitchen breakfast room boasting a hand crafted kitchen that has been cleverly designed to maximise all usable space. The under counter fridge and freezer, eye level double oven, dishwasher and electric hob complete the kitchen.

The charming dining room benefits a dual aspect with windows to the front and rear elevations and wood burning stove, perfect for lavish dinner parties and entertaining guests. Beyond is a split level sitting room with patio doors to a rear balcony and stair case that leads down to the garden.

Outside, the property is equally impressive; the garden offering various seating areas, a level lawn and a pond adds tranquillity to the area.

Parking is available for up to six vehicles, making it perfect for owners with multiple cars or commercial vehicles. The double garage provides additional storage or workshop space, while the private drive and gated access enhances security and privacy.

This home is not just a property; it is a lifestyle choice in a desirable location. With its blend of historical charm and modern amenities, this house on Beckspool Road is a rare find that promises comfort and convenience in one of Frenchay's most attractive neighbourhoods

