



A substantial Victorian semi detached family house requiring general updating and modernisation with a separate garden flat.

**Randall Road, Bristol, BS8**

£1,000,000 Freehold

savills



Quiet cul de sac location • Ground floor; sitting room, shower room and kitchen/dining room • First floor; three bedrooms and a bathroom • Second floor; sitting room, kitchenette and bedroom with en suite shower room • Lower ground floor; sitting room, kitchen, two bedrooms and a shower room • South facing garden

### Local Information

A quiet and tranquil setting away from the hurly burly of the fashionable village and yet providing ease of access. Located in an elevated position with far reaching views over the waterfront, Randall Road is ideally placed. There are links to the commercial centre, the aforementioned Clifton Village (0.5 mile) with its plethora of bars, restaurants and boutiques, and Clifton Triangle (0.5 mile). Whilst various institutions are available from Queens Road including the Royal Infirmary, University, Royal Academy of the West of England and the BBC. In proximity there are a host of amenities, including health and leisure clubs such as the Nuffield and David Lloyd available from Queens Road and Long Ashton respectively. There are golf courses and mountain bike trails in nearby Leigh Woods and Ashton Court. For schools. Clifton has a wide variety of independents with Clifton College, Clifton High School, Bristol Grammar and QEH to name a few. There are good transport links and rail networks available from the M32, M4 and M5 and Bristol Temple Meads train station with international travel available

from Bristol Airport approximately 8.2 miles distant.

### About this property

Situated in this convenient and popular location this is a substantial family house which could be returned to create a wonderful family home. It is rare to find the opportunity that this property offers and is a blank canvas to any incoming owner to create spacious family living with the additional benefit of a self contained flat beneath for use by a dependent relative or additional live/work space.

The South facing aspect to the rear provides an enclosed sunny garden with patio and established lawn and borders with a pedestrian gate access to Church Lane.

Original period features include majestic stone work to the front and original sash windows to most of the property, together with the original carved balustrade to the staircase. Internally the rooms are of excellent spacious proportions. To the rear are uninterrupted views across the city as far reaching as the Dundry Hills.







**Tenure**  
Freehold

**Local Authority**  
Bristol City Council, Bristol

**Energy Performance**  
EPC Rating = E

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone: +44 (0) 117 933



Approximate Area = 253.7 sq m / 2731 sq ft  
Including Limited Use Area (4.8 sq m / 52 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 263833

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201007KYNL

