



An impeccably finished, architect designed Victorian flat in leafy St Andrews.

Sefton Park Road, Bristol, BS7

£350,000 Share of Freehold

savills

Sitting/dining room with an abundance of period features • Open plan kitchen with antique units • Exposed, bleached floorboards throughout • Bathroom/utility room with underfloor heating • Double bedroom • Westerly facing, lawned garden and terrace • Architect design • Scandinavian inspired interior • Offered with no onward chain

About this property

A stunning and truly unique home, extensively remodelled and refurbished by the current owners, with the guidance of a local architect, the property now offers a well thought-out, light, spacious and open-plan home. The abundance of Victorian period features combined with a minimal Scandinavian finish and antique kitchen furnishings work perfectly to create a sense of rustic homeliness.

Occupying the entire ground floor of the building, the property is approached via a charming Bath stone frontage and front courtyard garden. The entrance leads into a light and spacious, sitting/dining room with lime bleached pine floorboards throughout. In the bay are three double glazed windows with original Victorian stained glass above. The fireplace is original and unique with exposed red brick and a stunning marble mantelpiece. Bespoke floor-to-ceiling shelving has been installed in the recesses either side and original corning runs around the ceiling edges.

The wall separating the kitchen has been opened up to provide a lovely open plan feel. The kitchen benefits from exposed, bleached floorboards, an intricate ceiling rose and a number of beautiful, antique units that the owners have collected on their travels. These include a freestanding 18th Century, oak dresser, occupying the middle of the room and

providing ample space for pots and pans. Within it sits an integrated, round, copper sink from Morocco and a contemporary copper u-bend mixer tap. Around the periphery of the room is a free standing Bosch fridge freezer and a Rangemaster cooker with a five ring gas hob and an electric oven, grill and plate warmer. Either side of the cooker are two beautiful, antique, hardwood dressers providing ample storage and four shelving units above for glasses. In the corner is a discreet cupboard housing the Viessman boiler (installed in 2018), which is under a 10 year guarantee. Looking out over the terrace and garden are floor-to-ceiling Crittall style glass, double glazed doors and windows which allow in an abundance of natural light. The entire space is immaculately presented with minimal Scandinavian design down to the finest detail, such as the discreet light switches, the copper and brass antique door handles and the pendant light from Copenhagen.

The bathroom sits off the kitchen and benefits from a tiled floor with underfloor heating, dual fuel towel radiator, bath with shower over, WC, sink unit, built-in storage behind the door housing the Bosch washing machine and ample shelving for laundry. There is a Pulley Maid over head for drying clothes. There is also a deep storage cupboard next to the bathroom.

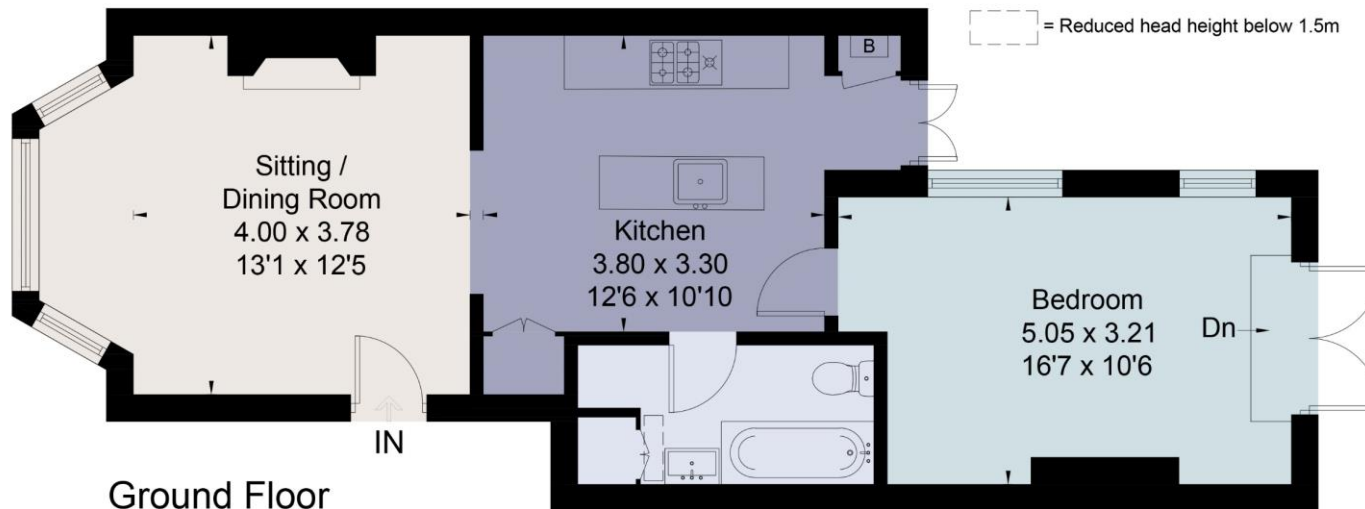




The bedroom is at the far end and benefits from a triple aspect and views out onto the garden. There is a large original Victorian sash window looking onto the side terrace as well as a modern, double glazed rectangular window adjacent. There are white floorboards and floor-to-ceiling, double glazed, Crittall style, black framed doors leading onto the garden.

The garden is accessed down a step from the bedroom or via the side terrace from the kitchen. It benefits from a lawn with a Birch tree in the middle and a grassy, herbaceous border. There are a number of climbers on the surrounding fencing including Honeysuckle and Wisteria. Lavender, Rosemary and Sage have also been planted outside the bedroom to give off lovely scents as you enter the garden. The back of the building has been painted terracotta to give a warm, Mediterranean feel. Along the side terrace back to the kitchen is a bamboo and a number of ferns in raised, wooden planters as well as a light and outdoor tap.

Approximate Area = 54.8 sq m / 590 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Sefton Park Road is located in leafy St Andrews which is a central yet tranquil and highly sought after Bristol suburb with excellent schools and an abundance of amenity nearby. There is close proximity to the popular St Andrews Park which is always full of life as well as all the vibrancy and independent shops, bars and restaurants of Gloucester Road. The city centre is a short drive away as is the M32 for quick and easy out of Bristol.

Tenure

Share of Freehold

Local Authority

Bristol City Council

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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