



An exquisite and charming Grade II listed house in this vibrant part of the city.

**St. Michaels Hill, Kingsdown, Bristol, BS2**

£935,000 Freehold

**savills**



Drawing room • Sitting room/study • Kitchen/breakfast room • Preparation kitchen • Snug/guest suite with en suite shower room • Principal bedroom and three further bedrooms • Laundry room, family bathroom and shower room • Delightful walled garden enjoying South Westerly orientation • Residents parking scheme

#### About this property

Lovingly and sympathetically restored by the present owner, this is a stunning presentation of Georgian finery and elegance, complemented for ease of modern-day living. The accommodation is set over four floors, with the top floor having potential for annex accommodation suitable for nanny/au-pair or live/work. The property has many period features, including wrought-iron railings, original curved wall in the entrance hall, sash windows with working shutters, ceiling cornices and a fine mahogany handrail.

The entrance hall is welcoming, with an abundance of natural light from the original domed roof light. The elegant staircase sweeps majestically to the upper and lower floors. There is a pretty sitting room to the front, with dado, panelling and a feature fireplace; a perfect work from home office or alternative fifth bedroom. The drawing room to the rear is bright and elegant, with a striped floor and level pedestrian access to the walled garden. The period style fireplace features a Chesney gas-fired stove (available by separate negotiation).

The lower ground floor has limestone flooring, with a deep under stairs storage area housing the Neff freezer. The spacious and well-equipped kitchen/breakfast room features bespoke hand-crafted units, the original bread oven, gas-fired Aga, double Belfast sink and integrated fridge. Oak-lined pan drawers and glass-fronted cabinet displays are further complemented by contrasting Corian work tops. A large cupboard houses the Worcester combination boiler. Adjacent to the main kitchen is a

preparation area fitted with the same range of units, a Neff induction hob and electric oven, inset sink and plumbing for a dishwasher. French doors lead to a covered storage area and via a short flight of stone steps, the garden. The snug/additional bedroom accommodation to the front has underfloor heating, a feature bio-fuel fire and is served by an en suite shower room. The adjacent storeroom houses the hot water tank and French doors access a further storage area, suitable for garden furniture/tools etc.

The first floor, principal bedroom is to the front, with twin full-height sash windows and a walk-in wardrobe off the landing. A further bedroom, presently used as a study, is to the rear. Both are served by an opulent bathroom, with underfloor heating, freestanding Fired Earth slipper bath, wall-hung W.C and vanity unit, separate Matki corner shower and wall-fitted bathroom television.

The top floor offers potential for independent living, having a spacious laundry room/kitchenette with twin Belfast sink, plumbing/space for washing machine, tumble dryer and fridge, plus wall and floor storage units. The second bedroom, to the front, has double sash windows and two original cupboards. The third bedroom, situated to the rear, offers extensive roof-top skyline views. Both are served by an attractive, modern shower room.

The pretty walled garden enjoys a south-westerly orientation and is bordered with mature, established planting. Doors from both the kitchen and drawing room provide ease of access for al fresco entertaining and to watch the setting sun.

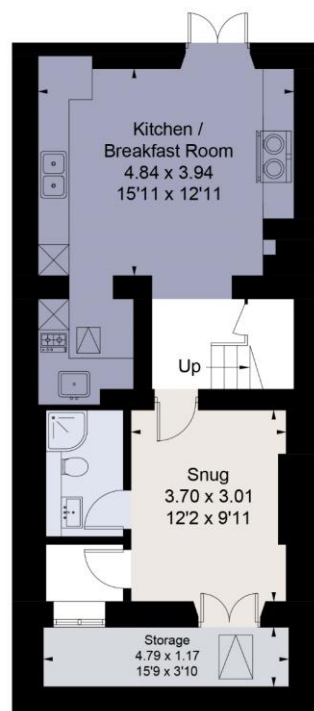




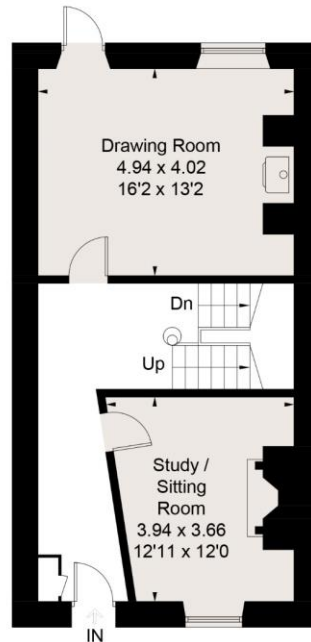




Approximate Area = 214.1 sq m / 2304 sq ft  
Including Limited Use Area (3.3 sq m / 36 sq ft)  
For identification only. Not to scale.  
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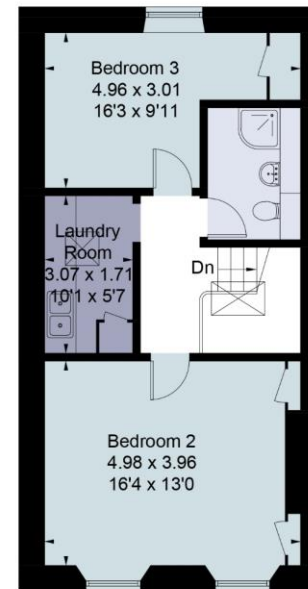
Lower Ground Floor



Ground Floor



First Floor



Second Floor

#### Local Information

St. Michael's Hill is ideally placed in close proximity to the fashionable Whiteladies Road, which includes supermarkets, bars and bistros. Nearby Cotham Hill and Chandos Road offer a more eclectic mix of eating establishments. Park Street, The University, Harbourside and city centre are all nearby. The location is well served by many schools, both state and independent, primary and secondary. There are plenty of leisure facilities in the vicinity and Durdham Downs, which has 400 acres of open recreational space, is nearby. The A4018 is the main arterial road to Bristol's commercial centre, as well as the motorway networks: M4 and M5. There are rail services from Clifton Down and Redland serving Bristol Temple Meads, which is approximately one mile distant and has an extensive schedule to cities nationwide.

#### Tenure

Freehold

#### Local Authority

Bristol City Council = E

#### Energy Performance

EPC Rating = Exempt

#### Viewing

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

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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