



**71 WORRALL ROAD**  
Clifton, Bristol BS8 2TX







# 71 Worrall Road

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An exceptional semi-detached family house offering circa 2700 sq. ft of 'turn key' versatile accommodation as well as the option for a self-contained flat and off-street parking.

\* STUNNING 5 / 6 BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION \* BEAUTIFULLY REFURBISHED THROUGHOUT \* SEMI-DETACHED \* HUGE VERSATILE ACCOMMODATION OVER FOUR FLOORS \* OPTION FOR SELF-CONTAINED ACCOMMODATION ON LOWER GROUND FLOOR \* 2 / 3 SUPERB RECEPTION ROOMS \* FABULOUS FAMILY KITCHEN-DINING ROOM \* BEAUTIFUL LANDSCAPED SOUTH EAST FACING GARDEN \* OFF-STREET PARKING \* EPC: E

## Situation

Worrall Road is a sought-after residential road conveniently situated between The Downs and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants, bars and boutique shops. Not too far away is the popular Everyman Cinema and the convenience of a Sainsbury's supermarket to the south and a Waitrose supermarket to the north.

Bristol is highly regarded for its educational establishments, and the house is close to St. Johns Primary School (0.2 miles). Clifton College is just 0.6 miles (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 4 miles away, with the M32 2.2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.4 miles to the south.

## For Sale Freehold

71 Worrall Road is a beautifully appointed family house with elegant accommodation arranged over four floors, off-street parking to the front and a beautiful landscaped sunny south east facing garden to the rear. Having undergone extensive refurbishment, it benefits from new electrics, heating system and plumbing, with period details restored and enhanced. It is also presented in excellent decorative order with plantation-style shutters, cast iron radiators, period fireplaces and restored wooden flooring in the majority of the property.











The property has been beautifully styled throughout and features the added benefit of easily adapting a fully self-contained flat on the lower ground floor if desired. The property is well equipped for day-to-day family life or entertaining, boasting an impressive family kitchen and dining room to the rear and a spacious living room to the front.

The hallway itself is accessed via a useful tiled porch from the front door, perfect for coats and boots.

The kitchen is beautifully finished with a generous central island, integrated dishwasher, fridge, freezer, microwave, wine fridge as well as large range cooker. There is a wealth of worktop space along with cupboard, drawer and pantry storage. The kitchen combines contemporary utilities with some beautiful period detailing which includes a feature fireplace and restored cornice to the ceilings.

Adjacent to the kitchen and dining room is a light filled bay fronted living room which features a period fire place, a selection of four large sash windows with beautiful stained glass detailing above. The room is a great size and perfect for entertaining or relaxing and additional noteworthy features include a window seat, two useful storage cupboards either side of the chimney stack as well as Victorian style panelling to the walls.

From the main hallway, stairs lead up the spacious the first floor landing which offers access to a sizeable master suite on the left, complete with walk-in wardrobe and a private ensuite shower room. A further considerably sized bedroom is situated across the landing and currently serves as a guest room. Such is its size, it could easily be adapted to offer an additional ensuite and walk-in wardrobe if desired. Separating these two bedrooms is a good size family bathroom, large bath, walk in shower, low level w.c, vanity basin and a radiator with a heated towel rail.

Ascending the stairs once more to the top / third floor landing which is well served and illuminated by a sky light are two further double bedrooms, currently set up as a gym and home office, and a further (smaller) bedroom which has potential to be converted into a further bathroom, walk-in wardrobe or en-suite.

These rooms benefit from ample built-in wardrobe and storage, whilst also benefiting from spectacular views to the South across the terraced chimney tops of Clifton.









71 Worrall Road also benefits from a lower ground level which adds further valuable and extremely versatile accommodation, currently set up as an entirely self-contained one bedroom flat, complete with wonderful proportioning and impressive ceiling heights, it provides the perfect income generating asset or alternatively idyllic and private accommodation for longer term guests.

The lower ground level enjoys private access from the garden at the rear and boasts a double bedroom with plenty of storage, a living room with French doors out to the garden, a modern bathroom and separate utility room.

### Outside

To the rear of 71 Worrall Road, the landscaped garden enjoys a south easterly orientation and catches much of the day's sun as well as a great deal of privacy.

It is the perfect city garden, marrying private outside space with room to cook and dine, whilst also soak up most of the day's sun. An impressive shed with porthole window also serves the property well, offering ample room to store bikes or outdoor furniture.

To the front, there is ample space off street parking for one vehicle and a further parking space covering the width of the entrance.

Viewing strictly by appointment with Rupert Oliver Property Agents.

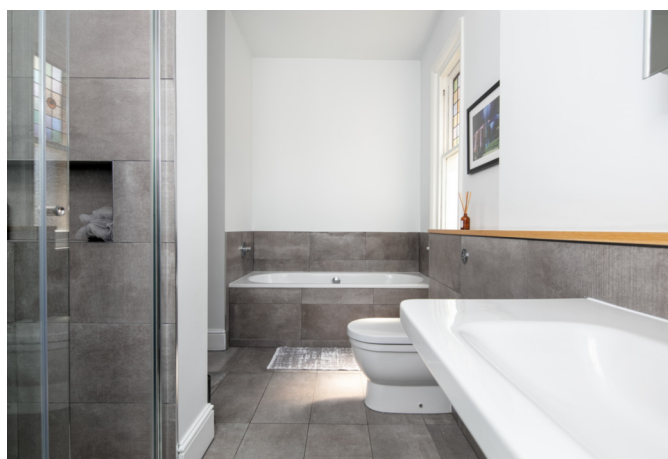
### Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement. Council Tax: Band G.

### Local Authority

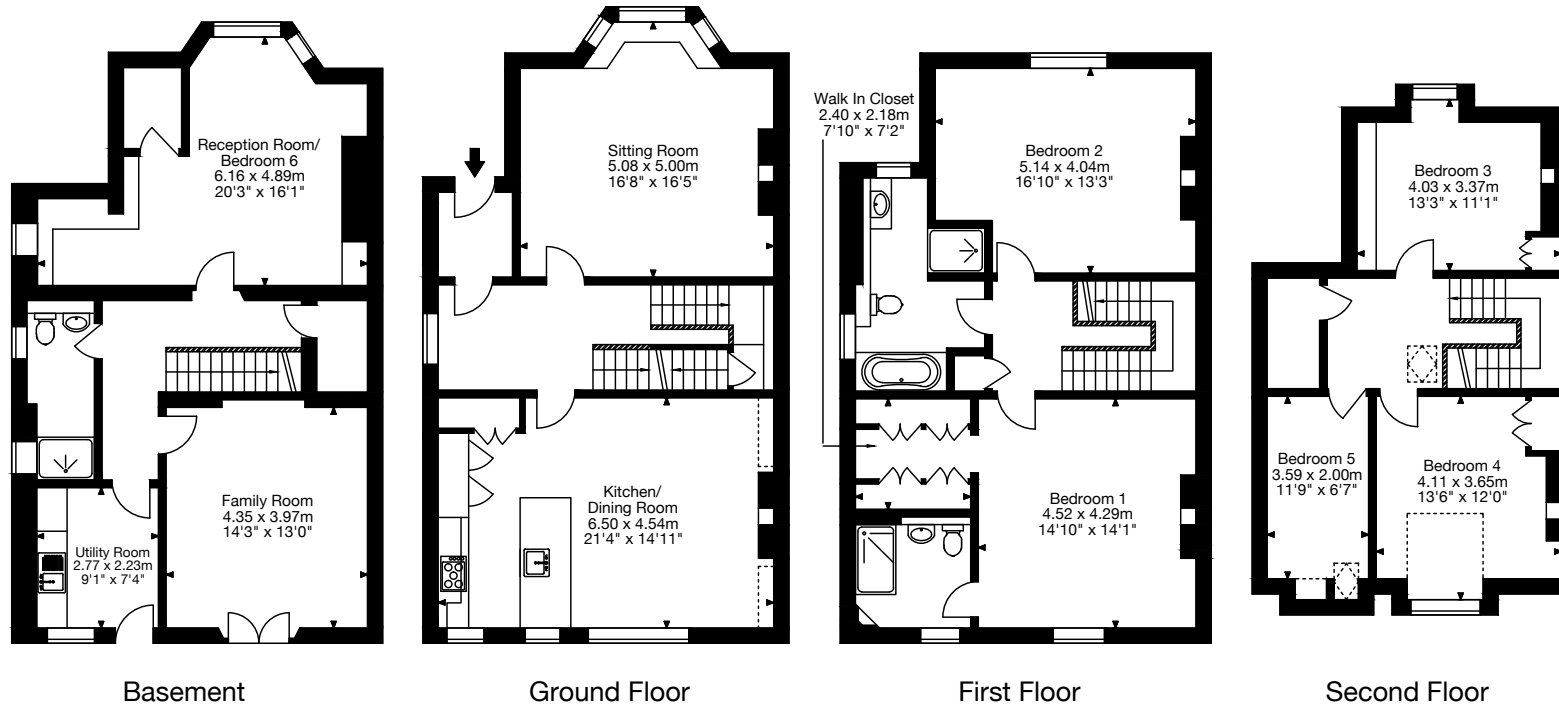
Bristol City Council: Tel: 0117 922 2000. Council Tax: Band G.

Directions: BS8 2TX





71 Worrall Road,  
Clifton,  
Bristol BS8 2TX  
Approx. Gross Internal Area  
2784 Sq Ft - 258 Sq M



Capture Property Marketing 2022. Drawn to RICS guidelines.  
All measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

**Capture.**