



22 SOUTHERNHAY AVENUE

Bristol, BS8 4TJ





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A beautiful three bedroom terraced house with spectacular views of the SS Great Britain, Harbourside and across to the rolling hills of Dundry. Situated in an enviable location only a

CHARMING PERIOD TOWNHOUSE * FABULOUS FAR REACHING VIEWS OF THE WATERFRONT AND THE SS GREAT BRITAIN * EXTENSIVE SOUTH FACING TIERED GARDEN * THREE DOUBLE BEDROOMS AND TWO BATH/SHOWER ROOMS
* BEAUTIFUL RETAINED PERIOD FEATURES THROUGHOUT * QUIET, NO THROUGH-ROAD * CATCHMENT FOR BOTH HOTWELLS AND CHRISTCHURCH PRIMARY SCHOOLS * EPC D

Situation

Southernhay Avenue is a fabulous terrace of Victorian houses situated between Clifton Village, Clifton Triangle and the wonderful floating harbour.

The residents enjoy a strong community spirit, with well-attended street gatherings, and the road's annual Christmas light switch on.

It is a popular location for families due to its convenient location close to several of Bristol's leading schools (QEH, BGS and Clifton High School are all within 1 mile), and within the catchment area for both Hotwells and Christchurch Primary Schools. Bristol Cathedral Choir School is just 0.5 miles away, and the property sits within the Cotham Secondary School catchment area.

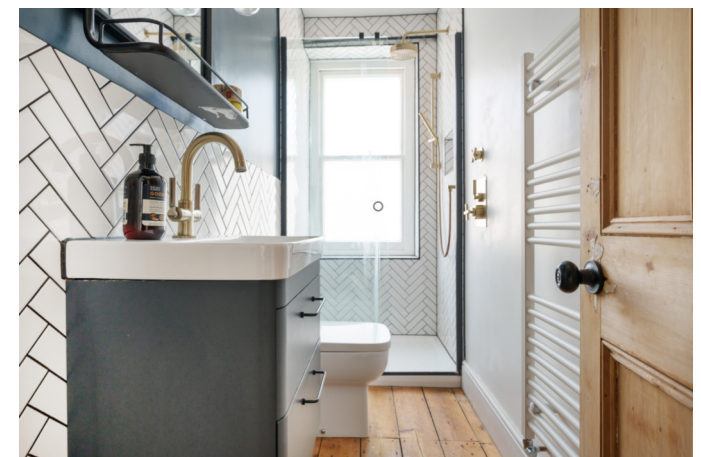
For Sale Freehold

22 Southernhay Avenue is a wonderfully proportioned period townhouse and offers three floors of elegant and highly versatile accommodation, whilst also and boasting some of the best views Bristol has to offer.

Internally the property hosts an array of original period features which include, but are not limited to; original pine floorboards, feature fireplaces, large sash windows and high ceilings throughout.

Stepping through the front door, a further useful vestibule entrance with glazed door and tiled flooring gives way to a charming hallway with a feature curved archway and pine floor boards.

Immediately to the left is a useful study which has, in the past, been used as an additional bedroom.







Towards the end of the hall is a central and original pine staircase which features a new herringbone sisal runner and provides access to a further two double bedrooms and a fully tiled shower room upstairs; and down to a reception room, kitchen/dining room, bathroom suite and garden on the lower levels.

The master bedroom is a lovely room with wall-to-wall wardrobe storage, boasting truly breath-taking views of the Bristol's floating harbour, waterfront and private garden below from a large south facing window.

A second double bedroom is situated on the top floor of the house and is adjacent to a beautiful fully tiled shower room, complete with an oversized walk in shower cubical, heated towel rail and sink with vanity unit. A loft hatch offers access to a sizeable boarded and insulated loft storage.

Descending the stairs to the first floor is a comfortable sitting room with a feature fireplace with marble surround, original pine floor boards and an impressive floor-to-ceiling sash window which delightfully frames the wonderful views across Bristol's floating harbour to the SS Great Britain, East down the harbourside and across to the rolling hills of Dundry in the distance.

On the ground floor to the front of the property is a sizeable bathroom suite, complete with free standing "ball & claw" bathtub, a wall mounted sink, 'Empire' w.c. heated towel rail and a neatly housed "Worcester" boiler.

A door from the bathroom suite leads into a utility room which is well-equipped with a plumbed-in clothes washer and dryer as well as plenty of additional storage and shelving.

To the rear of the property is the kitchen and dining room which is a lovely space which overlooks and provides access to the garden beyond.

The kitchen offers plenty of storage in the form of a walk in pantry cupboard with freezer, wall-to-wall mounted cupboards and drawer units, a cream electric 'Aga' with two ovens and two hobs and an integrated under-counter fridge, 'Neff' dishwasher and a Belfast sink. There is also a useful under stair storage cupboard which is perfect for storing wine.

Stepping out of the kitchen and into the garden, a flagged stone patio area is perfect for taking in the views and al' fresco dining. This area enjoys much of the day's sun and is neatly boarded by beautiful "Regency" baluster and a wooden pergola which features a ceiling of intertwining grape vine.





Vendor's comments

It's been a dream living in our special home, with the amazing views of the SS Great Britain, and watching the sun rising is just magical.

In the summer we watch the balloons pass by, and on New Year's Eve we watch the city's fireworks.

Our charming garden has apples, grapes, quinces and pear trees to name a few. There's lots of space and different areas to enjoy on each level.

The area and community is wonderful too, we are lucky to call many of the neighbours our friends. We've enjoyed long walks round the harbour in the evening, eating out in Clifton village, and walking our dog around Brandon hill too. We will also certainly miss the best Sunday roast at The Lion pub only a short walk away.

Outside

No. 22 has the benefit of an extensive sun-drenched south facing tiered rear garden with a total of seven different tiers which have been lovingly maintained and landscaped by the current occupiers who have succeeded in creating both wonderful areas for entertaining, alfresco dining or just simply relaxing and taking in the views.

The garden offers great horticultural opportunities on each of its levels which are home to a wide range of flowers, blossoms and there is also a greenhouse on the bottom tier for those who like to 'grow their own'.

Services

Mains gas, electricity, water and sewerage.

Local Authority

Bristol City Council. 0117 922 2000

Council Tax Band: E

Directions: Postcode: BS8 4TJ

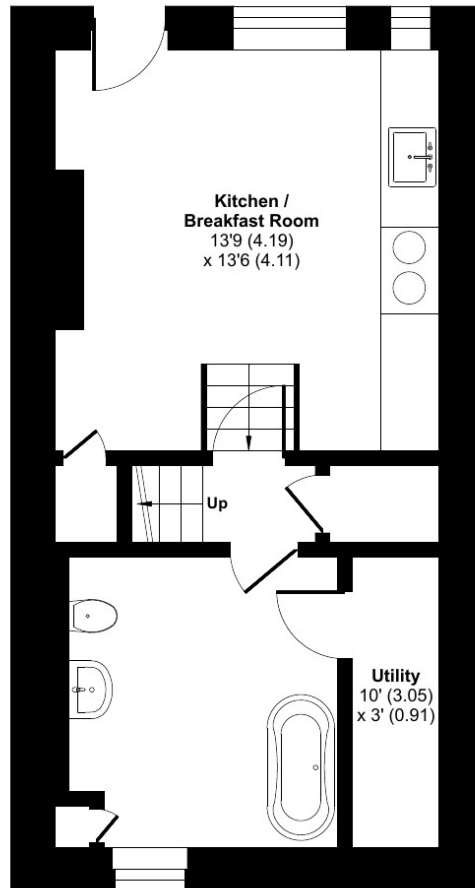




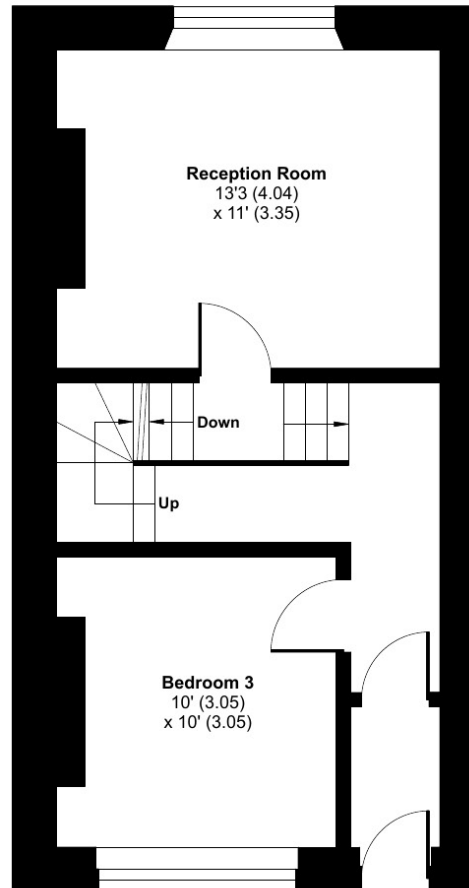
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Approximate Area = 1092 sq ft / 101.4 sq m

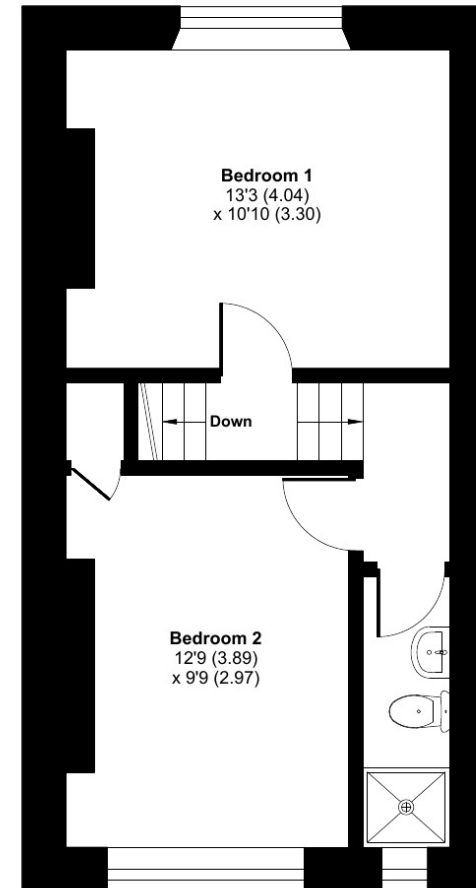
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1018024