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GUIDE PRICE £1,000,000

17, ARLEY HILL, BRISTOL, BS6 5PH

AN ABSOLUTE MUST SEE FOR THOSE LOOKING FOR A SPACIOUS FAMILY HOME FULL OF CHARACTER AND PERIOD FEATURES. THIS BEAUTIFUL HOUSE IS SET ON A QUIET CORNER PLOT IN THIS SOUGHT AFTER RESIDENTIAL AREA AND IS WELL PLACED FOR A NUMBER OF GOOD STATE AND PRIVATE SCHOOLS, THE LOCAL AMENITIES ON THE VIBRANT GLOUCESTER ROAD AND WITH QUICK ACCESS TO TRANSPORT LINKS.

AN EXAMPLE OF EARLY VICTORIAN ARCHITECTURE THIS HOUSE CONJURES UP IMAGES OF TIMES GONE BY BUT HAS BEEN TASTEFULLY UPDATED TO APPEAL TO THE MODERN FAMILY. AT THE HEART OF THE HOME IS A VERY STYLISH NEPTUNE KITCHEN DESIGNED IN-KEEPING WITH THE AGE OF THE PROPERTY BUT CONTAINING ALL MODERN APPLIANCES. THE LOUNGE AND DINING ROOM BOTH HAVE REAL FIRES SO THERE IS A COSY FEELING OF WARMTH AND LIGHT THROUGHOUT THE LIVING ACCOMMODATION.

UPSTAIRS THERE ARE THREE GOOD-SIZED DOUBLE BEDROOMS ON THE FIRST FLOOR WITH PERIOD FEATURES AND THE MASTER WITH AN AMAZING DESIGNER EN-SUITE SHOWER ROOM AND A FAMILY BATHROOM WITH ROLL-TOP BATH. THE ACCOMMODATION CONTINUES TO THE TOP FLOOR WHICH HAS ANOTHER TWO BEDROOMS. COMPLETING THE ACCOMMODATION THE LOWER GROUND FLOOR HOLDS A CELLAR WHICH PROVIDES AMPLE STORAGE TO THE HOUSE.

THE HOUSE IS FULL OF CHARACTER AND THERE ARE LOVELY PERIOD FEATURES INCLUDING A BUTLERS PANTRY ON THE GROUND FLOOR, FIREPLACES THROUGHOUT AND LOVELY STAINED GLASS WINDOWS.

THIS FANTASTIC PROPERTY WILL MAKE A BEAUTIFUL FAMILY HOME AND HAS TO BE SEEN TO REALLY BE APPRECIATED.



Features

- 5 BEDROOM VICTORIAN PROPERTY
- 3 BATHROOMS
- FULL OF CHARACTER AND WITH PERIOD FEATURES
- TWO RECEPTION ROOMS
- CELLAR
- GARAGE
- GARDENS TO FRONT, SIDE AND REAR
- QUIET PLOT IN GREAT LOCATION



SITTING ROOM

14'9" x 16'11" (4.5m x 4.91m)

Situated to the front of the property this lovely room has a log burner to enjoy the encroaching winter nights. With a bay window to the front of the house you will also benefit from the sun in the afternoons and a view of the pretty front garden.

DINING ROOM

16'6" x 13'4" (5.03m x 4.07m)

Full of character the dining room has an original dresser, stripped wooden floors, an original fireplace so you can have real fires in the evening and a sash window to the side elevation. This is the perfect room for entertaining.

KITCHEN

13'8" x 12'3" (4.17m x 3.73m)

With a bespoke Neptune kitchen this room is the heart of the home. Sympathetically designed to be in-keeping with the age of the property this stunning kitchen has all modern appliances including a rangemaster oven, dishwasher, double bowl Belfast sink, range of wall and base units and an island with seating area and storage beneath.

UTILITY ROOM

2'0" x 2'0" (0.61m x 0.61m)

A welcome addition to any busy home. With a door leading to the rear garden the room can be accessed for taking off muddy boots and wiping muddy feet before entering the main house. Housing the American style fridge/freezer and with built-in pantry cupboards and storage. Door leading to rear utility and shower room.

UTILITY/SHOWER ROOM

4'1" x 9'0" (1.26m x 2.76m)

A very useful utility room with shower cubicle, loo and sink. Also space and plumbing for washing machine and tumble dryer.

CELLAR

11'6" x 19'3" (3.53m x 5.89m)

restricted head height - Accessed by stairs in the hallway the cellar provides ample storage space.

BEDROOM ONE

14'10" x 12'9" (4.54m x 3.90m)

With windows to the front overlooking the garden this pretty room has an original fireplace, built-in wardrobes, a storage cupboard and small parapet balcony.

BEDROOM TWO

16'8" x 13'6" (5.10m x 4.12m)

This lovely bedroom has a period fireplace, window to rear, and storage cupboard. The real wow factor is the amazing luxury designer en-suite shower room.

EN-SUITE SHOWER ROOM

This stunning designer shower room is an amazing addition to the house. It has been beautifully designed and contains a shower cubicle, his and her basins set in a bespoke vanity unit and wc.

BEDROOM THREE

4'0" x 2'0" (1.22m x 0.61m)

Situated to the rear of property this large double room has two built-in storage cupboards. Window to rear with view over garden.

FAMILY BATHROOM

This lovely room has a feature roll-top bath, basin and wc. There is a stained glass window to the side elevation and also built-in storage.

BEDROOM FOUR

11'4" x 12'10" (3.46m x 3.92m)

into eaves - Another good sized bedroom with storage into the eaves.

BEDROOM FIVE

11'4" x 7'6" (3.46m x 2.30m)

A good sized bedroom offering eaves storage.

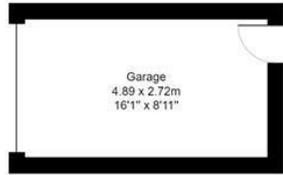
GARAGE

Situated at the side of the property at the bottom of the garden the garage is accessed by an electric door.

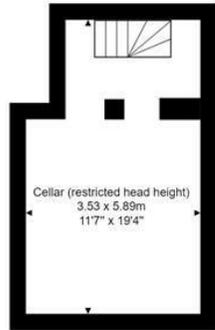
GARDENS

The house benefits from gardens which wrap round the house from the front side and rear. The front garden is lawn, while the side and rear are predominately patio. There is a good feeling of privacy as there are many established trees, shrubs and plants.





Garage
Area: 13.5 m² ... 146 ft²



Cellar
Area: 19.2 m² ... 207 ft²



Ground Floor
Area: 89.2 m² ... 960 ft²



First Floor
Area: 75.7 m² ... 815 ft²



Second Floor
Area: 28.4 m² ... 306 ft²

Total Area: 226.1 m² ... 2433 ft²
 All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	68

TENURE: FREEHOLD

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.