



A Grade II Listed family home set amongst established walled gardens

Westbury Road, Westbury-on-Trym, Bristol, BS9
£1,795,000 Freehold



Vestibule and reception hall • Drawing room, sitting room and study • Kitchen/breakfast room • Utility room and cloakroom • Principal bedroom suite • Five further bedrooms, family bathroom and WC • Studio • Garaging, outbuildings and ample parking • Enclosed gardens

Local Information

A highly sought after location, close to arterial roads for the commuter to Bristol's commercial centre and also the motorway networks including the M4 and M5. Henleaze Road is approximately 700 yards away, with supermarkets, cafes, restaurants, a Waitrose and local cinema. The location is well served for both state and independent schools including St Ursula's Academy and Badminton School. There are a range of sporting facilities available from the district, including golf courses (Henbury and Shirehampton), Health and Leisure clubs (David Lloyd) Tennis clubs (Canford Park). Located to the North West of the commercial centre, there are good rail services available from Bristol Parkway serving the wider country and Bristol international airport has flights to a number of European destinations.

About this property

Built circa 1850, The Hermitage is a fine example of an Italianate villa retaining a significant proportion of its original fabric and set within generous grounds close to Durdham Downs. There are a range of outbuildings within the curtilage including garaging and off road parking for several cars.

Constructed from stone and of rendered elevations under a pitched slate tiled roof, internal accommodation measures

approximately 4,462 sq ft with a versatile footprint, perfect for growing families. A welcoming entrance hall is the central axis and provides access to a number of reception rooms including a drawing, a separate sitting room, study and play room, all of which benefit from excellent solar gain and overlook the gardens. The principal reception rooms retain a number of features including panelled window shutters, decorative cornices and fireplaces. Beyond and at the rear is a kitchen/breakfast room, utility, WC and several storage cupboards. Beneath the main house is a sizeable cellar.

An impressive staircase ascends to the first floor with the principal bedroom benefitting from a Jack and Jill en suite bathroom. A number of period features are evident on this level including fireplaces and stained glass windows. Five further bedrooms and a studio are served by a family bathroom and separate WC. Steps rise to the belvedere tower which enjoys views across the gardens.

The property is set within established grounds with plenty of perimeter planting for privacy. There are stone boundary walls, iron entrance gates and a former stable and coach house. The gardens are predominantly laid to lawn with a number of specimen trees.





Westbury Road

Bristol BS9

Approximate Gross Internal Floor Area
Main House = 411 sq m/4,462 sq ft
Outbuildings = 10 sq m/111 sq ft
Garage = 114 sq m/1,225 sq ft
Total Area = 535 sq m/5,762 sq ft



Tenure
Freehold

Local Authority
Bristol City Council

Viewing
All viewings will be accompanied and are strictly by prior arrangement.

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