

Malpas Lodge
Bristol
BS9





The Property

Malpas Lodge is an exceptional detached double bay-fronted family home found in an elevated position in a popular location.

On the ground floor there is a wealth of accommodation which enjoys a sunny outlook. Facing Southwest are two bay-fronted reception rooms boasting beautiful Victorian proportions creating both a formal and informal place to entertain.

At the heart of the home a spacious kitchen breakfast room is complete with a range of integral appliances and ample storage with the added luxury of an additional pantry and separate store room. At the rear of the property and benefiting from the morning sun, an additional sitting room with conservatory and a separate laundry room and guest shower room completing the accommodation at this level.

The first floor boasts five well-proportioned bedrooms each with a pleasant outlook and serviced by two family bathrooms.

*Westbury Village 0.4 miles,
Elmlea Junior School 1.0 miles,
Clifton Village 3.3 miles, Parkway
Rail Station 4.3 miles, Bristol
Temple Meads Rail Station
4.5 miles, Bristol Airport 10.6 miles
(all distances are approximate).*

Local Authority: Bristol City
Council: 0117 922 2000.

Services: All mains services
connected.

Tenure: Freehold.





A beautiful and well-proportioned detached family home with sunny gardens.



Outside

Set in an elevated position, Malpas Lodge affords an extensive garden surrounding the house which incorporates lawn, established borders and a sun terrace.

Coupled with ample off street parking there is a tandem garage.

Approximate Gross Internal Floor Area

Main House
286 sq m/3,080 sq ft
Garage
14 sq m/155 sq ft
Total Area
300 sq m/3,235 sq ft

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

Knight Frank
Bristol
Regent House,
27a Regent Street
Clifton, Bristol BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more.

Robin Engley
0117 317 1996
Robin.Engley@knightfrank.com



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