Sefton Park Road
Bristol
£350,000 Share of Freehold

Ideally positioned on a quiet, tree-lined terrace in one of central Bristol’s most popular neighbourhoods, this beautifully proportioned apartment occupies the entire ground floor of a Victorian house, with a private, enclosed garden to the rear. An extensive renovation stripped back outdated layers to present a modern, open-plan living space which artfully pairs modern details such as Crittall doors and windows with the original architectural features; solid floorboards and a working open fireplace.

The interior decoration follows a chic and pared-back approach with a clear Scandinavian influence. High ceilings, a neutral colour scheme and natural materials are celebrated throughout, with lime-bleached solid floorboards running underfoot.

The primary living space is arranged in an open-plan layout with a living / dining area positioned at the front of the house. An expansive bay window with decorative stained
glass invites light to flood through, creating a wonderfully bright space to sit, eat and entertain. The open fireplace, flanked by bespoke floor-to-ceiling bookshelves, has been restored for use and forms the heart of the room in winter months.

A free-standing oak cabinet with copper sink and fixtures constitutes part of the characterful bespoke kitchen at the centre of the plan. Modern Crittal doors draw light, merging the interior and exterior spaces in the summer and opening the room out to the side courtyard, lined with planters of ferns and bamboo. The bathroom is positioned opposite, with pockets of storage built into every nook.

Positioned at the back of the house is the bedroom, a quiet and calm room with excellent natural light. The original Sash window has been retained with a second pair of Crittal doors opening out to a border of lavender and rosemary lining the terrace and a fragrant wall of honeysuckle climbing to one side. The garden is enclosed and laid to lawn, with deep borders newly sown with herbaceous plants, climbers and a Birch tree.

Sefton Park is a long and straight residential road lined with Plane trees in the popular neighbourhood of St Andrews, to the north of the city centre. The green expanse of St Andrews Park is a five-minute walk away, as are the Ashley Vale communal allotments and access to Narrow Ways Nature Reserve. St Andrews is well served for excellent schooling, including Sefton Park Infants and Junior School, Bishop Road Primary and Redland Green Secondary.

The independent food scene in Bristol has grown exponentially in recent years, with a diverse selection of restaurants cropping up in the centre and throughout the city’s neighbourhoods. The Michelin-starred Casamia and sister restaurant Paco Tapas, both founded by the Sánchez-Iglesias brothers, are notable highlights alongside Wilsons in neighbouring Cotham, and Dela, a relative newcomer to Easton’s globe-spanning offering. Montpelier and Stokes Croft are awash with lively independent cafes, shops and bars, all within easy walking distance; Café Kino a popular option for vegan food and Flour and Ash for a great sourdough pizza.

Well-served for cultural activities and annual festivals, the city has a thriving art and music scene; Arnolfini and Spike
Island lead a well-regarded annual programme of contemporary exhibitions and performances. The Watershed, a well-loved institution located along the city centre’s harbourside, hosts talks and events alongside its programme of independent film screenings. Bristol is also incredibly well placed for easy access to the surrounding countryside and the Devon and Dorset coastlines.

Bath Spa is an 11 train journey from Bristol and connections to London are excellent, with direct services to Paddington from nearby Bristol Parkway in approximately one hour and 11 minutes or from Bristol Temple Meads in approximately one hour and 34 minutes. The intercity rail service is easily accessed from Montpelier station (a 15-minute walk from Sefton Park) providing a direct route to Temple Meads, Clifton and Redland stations. Bristol's International Airport is reachable by car or bus from the city centre in around 30 minutes.

Tenure: Share of Freehold
Lease length: Approx. 966 years
Parking: On-street residential permits are available