



Northumberland Road | Guide Price £1,495,000

leese & nagle 

22 Northumberland Road, Redland, Bristol, BS6 7BB

- Large Victorian Family Home
- Highly Desirable Location
- Within 500m of Redland Green School
- Well Presented Throughout
- South-Westerly Facing Rear Garden
- Off-Street Parking

We are delighted to offer this substantial Victorian family home on one of the most sought-after roads in Redland.

This grand residence is an exceptional opportunity for families seeking a spacious, characterful home situated within a vibrant neighborhood. This area is renowned for its excellent schools, both state and independent, with a particular mention of the highly sought-after Redland Green School, accessed from the end of the road. The community surrounding is lively and has access to local shops, cafes, and parks, all within reasonable walking distance and there is also easy access to the city centre.

With this home, you step into a world of timeless elegance, with its high ceilings, stunning fireplaces, ornate ceiling moldings, and plenty of other original period features all beautifully preserved. The proportions of the rooms are generous, coupled with large sash windows, allowing natural light to flood every corner of this stunning home. The accommodation blends historical charm and modern comfort at 22 Northumberland Road, where on the ground floor is a charming entrance vestibule with original terrazzo flooring and features glazed leaded light panels, a large central entrance hall with stairs to the upper floor, and an original butler pantry at the end. Leading off this hall are three reception rooms and a spacious kitchen/family/breakfast that has double side doors opening out onto the garden, extensive shaker-style units, black granite worktops, and several integrated appliances as well as there being a useful utility room/WC off the back. This home offers versatility and space to suit every lifestyle. Whether it is a formal dining room, a cozy living room for family gatherings, or a quiet study, there's room for everyone to enjoy.





There are six generous bedrooms, and two well-appointed bathrooms spread across the upper floors, providing ample space for a growing family, guests, or even another home office. The large principal bedroom on the first floor is a true retreat, offering a peaceful space to unwind after a busy day, with its fine character features, bay window, and the benefit of a nicely appointed en suite.

Outside, to the front, is a Victorian frontage, which has been laid with brick paving, including a pathway up to the main entrance door and a low boundary stone wall. There is one parking space and the potential to create a second space, which is a rarity in Redland providing convenience and peace of mind for those with a vehicle. There is plenty of greenery with many established shrubs, flowering plants, and young trees.

To the rear is a private, south-westerly facing rear garden that is a sun-soaked haven, perfect for outdoor entertaining, gardening, or simply relaxing in the afternoon sun. The extensive mature planting and thoughtful landscaping create a serene oasis in the heart of the city.

This wonderful, over 3000 sq. foot home is more than just a property, it is an opportunity to own a piece of Bristol's historical houses while enjoying all the comforts of modern living. The blend of period charm, ample space, and a sought-after location make this a truly unique offering in today's market. Ideal for families who value both style and substance and a home to cherish for years to come.



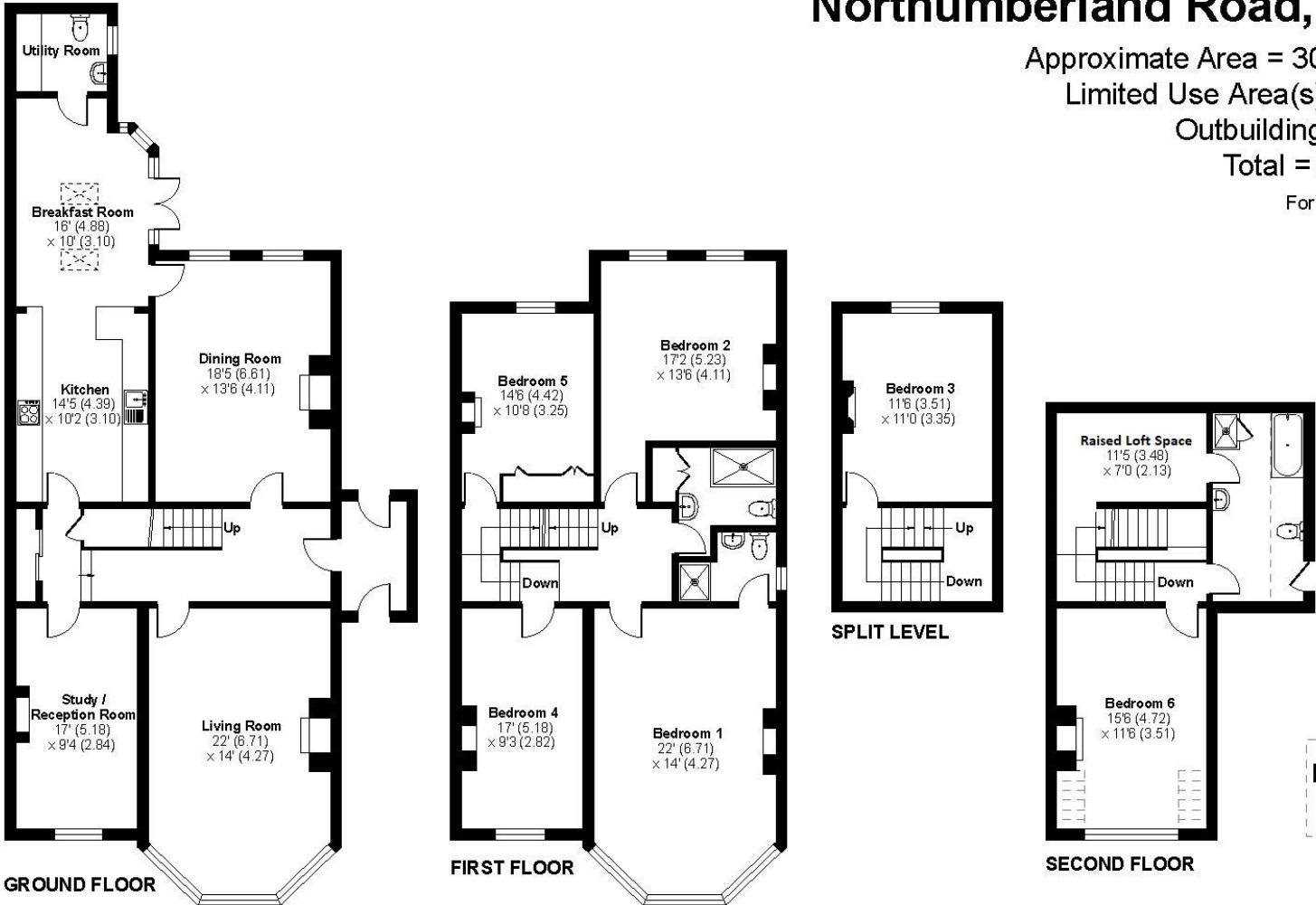
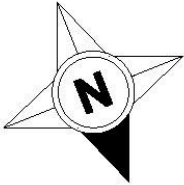
**Energy Performance Certificate
Rating D**

Council Tax Band F



Northumberland Road, Bristol, BS6

Approximate Area = 3013 sq ft / 279.9 sq m
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 3113 sq ft / 289 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Leese & Nagle. REF: 1167507 - BROCHURE



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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