



86 CUMBERLAND ROAD,
BRISTOL, BS1 6UG

**GOODMAN
& LILLEY**







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GUIDE PRICE
£945,000

A charming Grade II Listed family home within a stone's throw of Bristol's historic floating harbour and the much loved Wapping Wharf with its plethora of independent eateries and Better Food convenience store and within easy reach of the city, Clifton and Temple Meads train station. Well balanced and yet flexible accommodation includes four bedrooms and two bathrooms over two floors and living space over the lower two, well established gardens to the front and rear with private off street parking. Lovingly updated by the current owners viewing is recommended.

Location

An outstanding location, within a stone's throw of Bristol's historic floating harbour, just over a mile from Bristol Temple Meads train station and close to the scenic Avon Gorge and the beautiful open space of Ashton Court. Brunel's SS Great Britain is just along the wharf, together with the rowing club and the plethora of river craft that can take you across the harbour or from one end to the other. Wapping Wharf/Cargo houses the much loved shipping containers of independent eateries together with Better Food and is a five minute walk. The historic and recently refurbished 'Chocolate Path' gives walking and cycle access to the south of Bristol, Long Ashton and beyond.

Front Garden

A wisteria & rose arch over a wrought iron gate gives access to a well stocked mature south facing walled garden and terrace. A pleached hornbeam hedge planted by the current owners creates a green and leafy backdrop, with a stunning rose covered wall to the west side.

Accommodation

Please see the floor plan for room measurements details

Raised Ground Floor

A lovely period door and fanlight gives access to a charming panelled hall which runs the depth of the property through to the rear. There are two elegant reception rooms interconnected by the original oversize high arched doors. High ceilings with large sash windows flank each end, providing generous natural light and picturesque views. Both rooms have cast iron period fireplaces and matching surrounds, one fitted with a wood burning stove. A newly refitted cloak room with w.c., and wash hand basin and attractive copper feature radiator completes the accommodation on this level with staircases leading down to the lower ground floor in one direction and to the upper floors via a half landing, well lit by an over height arched sash window.

Kitchen/Dining Room

A light and spacious kitchen dining room with contemporary stainless steel units and a range cooker only enhanced by the warmth of an original brick wall. A wide sash window looks out onto a spacious stone and york paved courtyard, framed by a stunning hedge with sweet smelling flowers. Doors lead to a sizeable walk in larder cupboard, with further doors to a

cosy snug with a woodburning stove, which is arguably the heart of the home and another to a sizeable store/utility room with floor to ceiling cupboards. There is also access from the latter to a semi vaulted cellarage, which provides ventilated cool storage naturally lit by a light well.

Upper Floors

First Floor

A spacious full width master bedroom with super king size bed, original restored floorboards, a pair of large sash windows with original shutters and feature fireplace. This room also benefits from a large walk in wardrobe that could be refitted with an en-suite. A very generously sized bathroom with shower, centrally placed bath, wash hand basin, w.c. and useful shelved storage.

Second Floor

The second floor landing houses three capacious floor to ceiling storage cupboards with hanging rails and shelves, and a good sized loft hatch with laddered access to a boarded loft and access to the roof. The double bedroom to the rear has wood flooring, a delightful central

fireplace, cupboard and wide sash windows with far reaching views to Brandon Hill, the harbour, the city skyline and Bristol Cathedral spires. There are two further bedrooms to the front each with elegant re-furnished sash windows, and lovely views over 'The Cut' and the river banks with Ashton Court in the distance. The larger of these also boasts a pretty central fireplace and ensuite shower room.

Additional Information

This beautiful Grade II Listed Georgian townhouse has been lovingly restored and maintained to a very high standard situated in arguably one of the most sought after areas of the city and in easy commutable distance to Bath and London in one direction and Wales and the West County in the other. A private rear lane gives convenient access to the harbourside and SS Great Britain via the Point Development. Bristol Airport is approximately 7 miles away.

We would like to make you aware that this property is owned by a member of the Goodman & Lilley Estate Agents team, and this is disclosed in line with the Estate Agents Act 1979.



- Grade II Listed Georgian Townhouse
- Three Reception Rooms
- Two Bathrooms And WC
- Flexible Accommodation

- Outstanding Harbour Location
- Kitchen/Breakfast Room
- Private Off Street Parking

- Four Bedrooms
- Walk in Larder
- South Facing Garden And Rear Courtyard



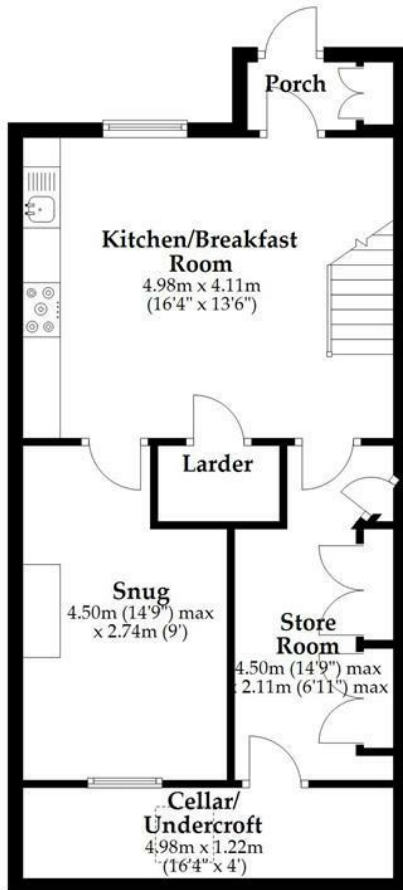


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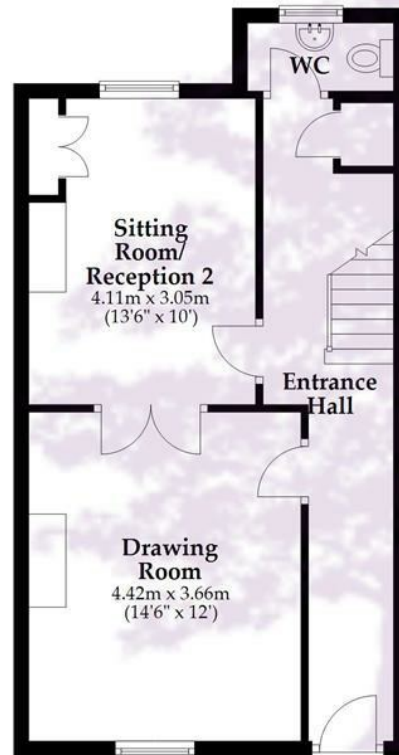
Lower Ground Floor

Approx. 51.5 sq. metres (554.5 sq. feet)



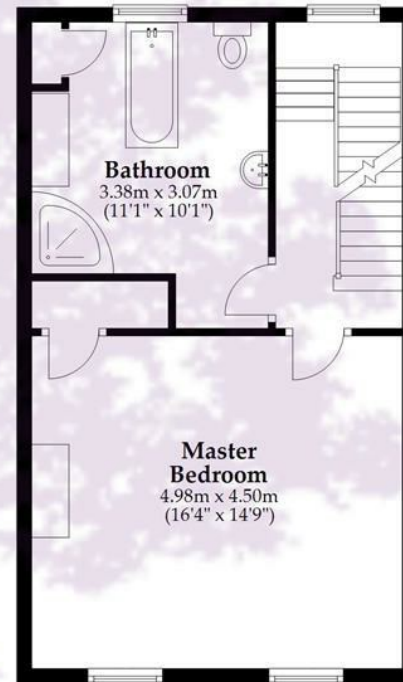
Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



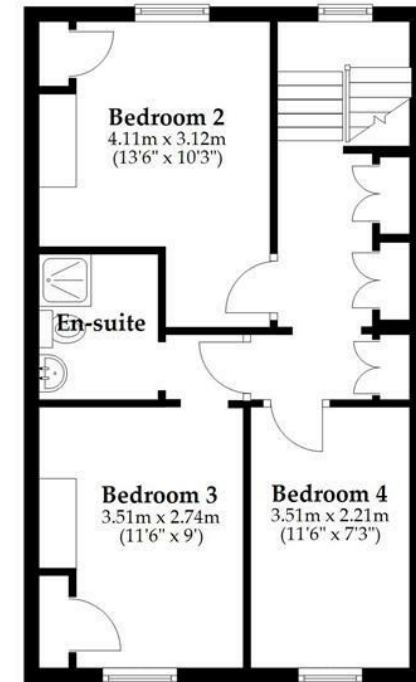
First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Second Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 182.4 sq. metres (1963.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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