



9 PEMBROKE AVENUE

SHIREHAMPTON
BS11 9SJ



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- No onward chain
- Beautiful Victorian semi-detached family home
- Planning Permission approved to extend
- Two character reception rooms with exposed floorboards
- Cosy log-burning stove
- Extended kitchen with breakfast bar
- Walking distance to Shirehampton village amenities
- Excellent access to Bristol City Centre, the Portway and M5
- Off-road parking

PROPERTY DESCRIPTION

A Beautifully Presented Three Bedroom Victorian Semi-Detached Home with Character, Parking & Exceptional Garden

From the moment you arrive at 9 Pembroke Avenue, it is immediately apparent that this is a home that has been genuinely loved. Set just moments from Station Road, this handsome Victorian semi-detached property combines timeless period elegance with thoughtful modern improvements, creating a home full of warmth, charm and practicality.

The attractive frontage immediately catches the eye, with a beautiful traditional front door approached via a pathway laid with decorative Victorian-style floor tiles. Carefully chosen to complement the age and character of the property, these striking tiles create a charming approach from the front gate, setting the tone for the period charm and attention to detail that continues throughout the home.

Stepping through the front door, you are welcomed by an elegant entrance hall where stunning Victorian/Edwardian geometric-style floor tiles create an immediate sense of timeless character. Beautifully in keeping with the age of the property, these striking tiles lead the way through the home, instantly setting the tone for the quality, craftsmanship and attention to detail found throughout.

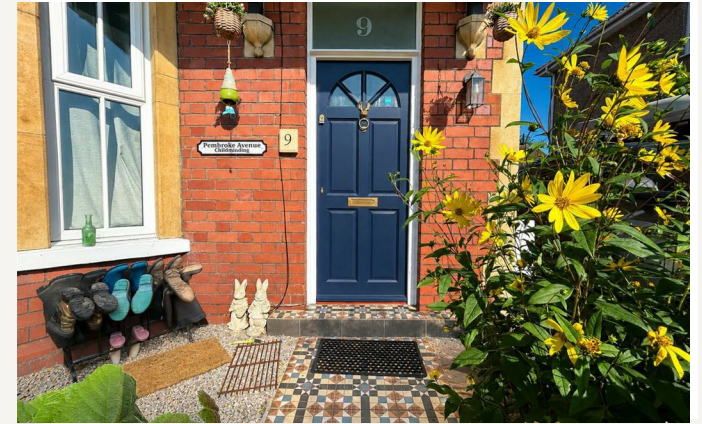
To the front of the property, the beautiful living room is flooded with natural light from the impressive bay window, complete with a bespoke window seat overlooking the front garden. Exposed wooden floorboards, bespoke fitted cabinetry and a cosy log-burning stove combine to create an inviting room that is equally suited to relaxing evenings or entertaining guests. Bespoke timber bi-fold doors open seamlessly into the dining room, allowing the two reception rooms to become one impressive entertaining space. Continuing the character theme, exposed floorboards and an attractive feature fireplace create a wonderful setting for family meals and celebrations, while double doors provide direct access onto the patio and rear garden.

Adding excellent practicality to the ground floor is a stylish cloakroom/WC, sympathetically designed to complement the age of the property. The space has been thoughtfully designed to accommodate a shower.

The kitchen has been extended to provide a bright and sociable space, featuring fitted units, an inset sink with elegant swan-neck mixer tap, integrated hob with raised oven, generous worktops and a breakfast bar perfect for informal dining. A further door opens directly onto the garden, creating an effortless connection between inside and out.

Outside is where this home truly surprises. Rarely found so close to the heart of Shirehampton, the generous rear garden offers a wonderful space for families and keen gardeners alike.







Predominantly laid to lawn, the garden enjoys established planting, useful storage sheds and a mature pear tree which proudly shelters a delightful children's treehouse - creating a magical outdoor space for younger family members.

The first floor continues to impress with three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom. The two principal bedrooms both retain charming feature fireplaces, while the property's impressive ceiling heights enhance the feeling of light and space throughout.

Completing the accommodation is a beautifully styled family bathroom, perfectly in keeping with the Victorian character of the home, featuring a traditional high-level cistern WC with pull chain, creating a timeless period finish.

For buyers considering future expansion, the current owners have already explored the exciting potential of the substantial loft space. Plans have previously been prepared for a loft conversion, and a doorway has already been created in readiness for a staircase, offering an exciting opportunity to create additional accommodation, subject to any necessary consents.

Externally, the property also benefits from valuable off-road parking, an increasingly sought-after feature within this popular village location.

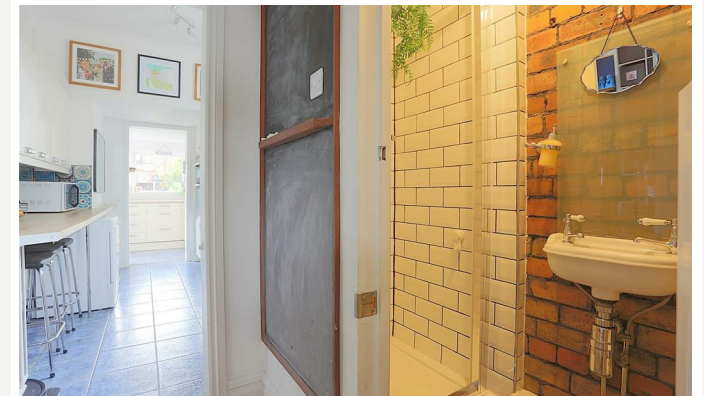
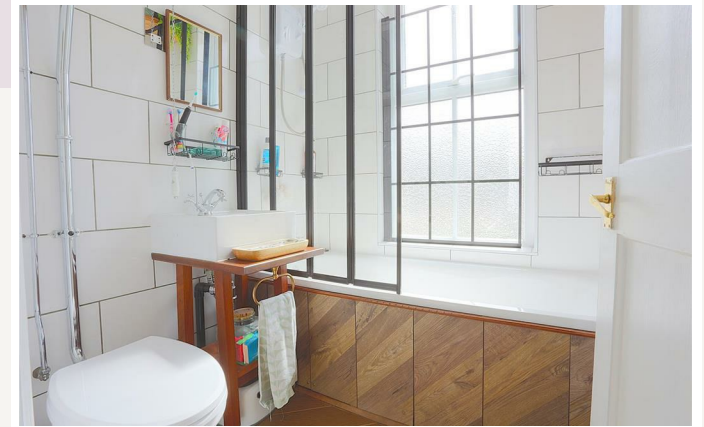
The Location

Pembroke Avenue enjoys one of Shirehampton's most convenient and desirable positions, tucked away just off Station Road whilst remaining within easy walking distance of the village centre. Residents benefit from an excellent selection of independent shops, cafés, supermarkets and everyday amenities, together with Shirehampton Railway Station providing direct links into Bristol Temple Meads and beyond. Excellent road connections via the Portway and M5 make commuting straightforward, while the nearby Blaise Castle Estate, Kings Weston House and the beautiful Avon Gorge provide wonderful opportunities for walking and outdoor recreation.

Families are particularly well served with several highly regarded schools within easy walking distance, including St Bernard's Catholic Primary School, Shirehampton Primary School and Oasis Academy Brightstowe, making this an ideal home for growing families.

Beautifully maintained, sympathetically improved and filled with original character, this exceptional Victorian home offers a rare opportunity to purchase a property that effortlessly combines period elegance with modern family living, all within one of Shirehampton's most sought-after residential locations.





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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
SQ. FT

COUNCIL TAX BAND :

RECEPTION ROOM : 2

BEDROOMS: 3

BATHROOMS : 2

FREEHOLD



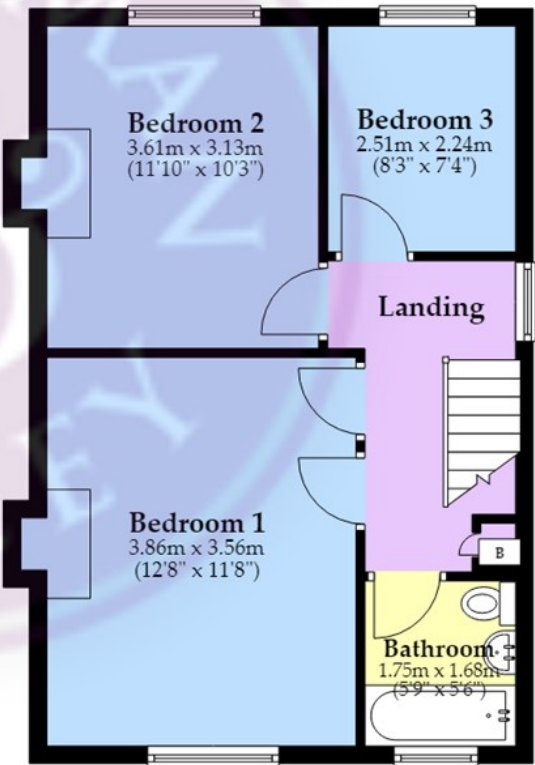
Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 93.4 sq. metres (1005.4 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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