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for sale
27b Elmgrove Road, Redland, Bristol, BS6 6AJ
£540,000

Stylish & Light-Filled Home in the Heart of Redland

- Stylish 60s house
- Open plan reception room
- 3 bedrooms
- Bright throughout
- Private front and back garden
- Private parking space
- Large garage
- Gas Central heating

The Property
Nestled in a charming terrace built on the site of a former Baptist Church, 27b Elmgrove Road offers a rare blend of mid-century character and contemporary design. Set in the leafy and sought-after neighbourhood of Redland, this beautifully presented three-bedroom home is ideally positioned close to Gloucester Road, Redland Train Station, Cotham Gardens, and Lover's Walk.
A pathway leads through the long private front garden to the entrance, opening into a welcoming lobby with a fitted wardrobe—perfect for coats and shoes. The home has been thoughtfully updated while retaining its original 1960s charm, including expansive picture windows and a striking open-riser wood and metal staircase, adding a touch of modern elegance and enhancing the home's sense of space and light.
The ground floor unfolds into a stylish open-plan living area, with the reception space at the front and a sleek kitchen-diner to the rear. The kitchen is well-appointed with solid wood countertops, contemporary cabinetry, a gas hob, electric oven, extractor fan, under-counter fridge, and washing machine. Large glass sliding doors open onto a tiered, low-maintenance south easterly facing garden, featuring tiled patios, wooden decking, planting areas, and ample space for entertaining. A private rear gate provides access to off-street parking and a spacious garage.
Upstairs, the first floor offers three well-proportioned bedrooms, all with built-in wardrobes, alongside a bright and stylish family bathroom. Featuring a classic white suite, original solid enamel bath with mains-fed shower, heated towel rail, and chic metro tiles, the space is both elegant and functional.
Flooded with natural light and finished to an exceptional standard, this home offers the perfect balance of character and contemporary living. An absolute must-see for young professionals and families alike.

The Location
Located in the highly sought-after Redland area, this property enjoys a prime position just moments from Cotham Gardens, Lover's Walk, and Redland Train Station. The vibrant Gloucester Road is also nearby, offering an eclectic mix of independent shops, cafés, bars, and restaurants, perfect for those who enjoy a lively community atmosphere. It is also within walking distance of Bristol University, the BRI, and the bustling city centre.
Families will appreciate the proximity to outstanding local schools, including Cotham Gardens Primary, Redland Green School, and Montpelier High School, making this an ideal home for both professionals and growing families.

Other Information
Leasehold: 1000 years from 13/05//1968
Ground rent: circa £12 pa
Council Tax Band: D

Please Note
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Elmgrove Road, Redland, Bristol, BS6

Approximate Area = 825 sq ft / 76.6 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 972 sq ft / 90.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1242633

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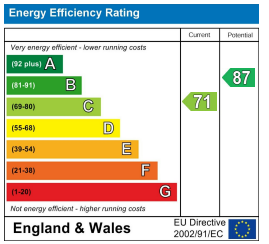

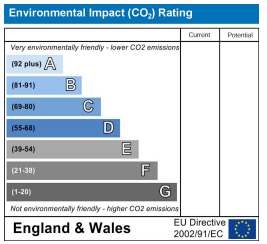

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