estate agents auctioneers

hollis morgan

16 Oldfield Place, Hotwells, Bristol, BS8 4QJ

£485,000

Hollis Morgan - An exciting opportunity to renovate an exciting period home, on the market for the first time in over 120 years.

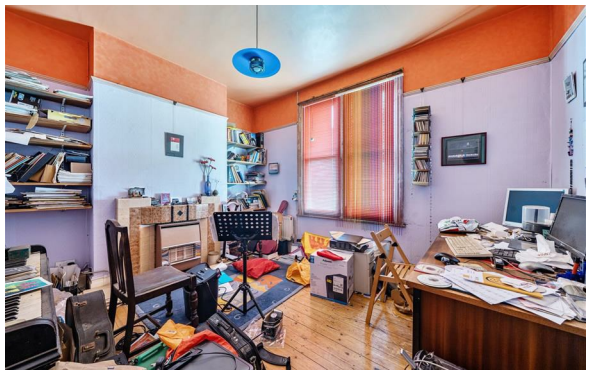
- 4 Double Bedrooms
- Rear Garden
- Double Bay Fronted
- Renovation required throughout
- No Onward Chain
- Gas Central Heating
- Hotwells Primary School

The Property
A substantial four-bedroom period home situated in the sought-after area of Hotwells, offering generous accommodation arranged over three floors and presenting an exciting opportunity for renovation and modernisation.
The ground floor comprises an impressive bay-fronted living room, dining room, and separate kitchen. A porch leads directly to the rear garden, offering additional storage and access to the outside space.
On the first floor, there are three well-proportioned bedrooms and a spacious family bathroom, large enough to accommodate both a separate bath and shower. The master bedroom enjoys attractive bay windows and benefits from access to a private balcony. Occupying the entire top floor is a bright and airy fourth bedroom, featuring a large window and skylights which flood the room with natural light.
Although the property now requires refurbishment throughout, it offers exceptional potential to create a stunning family home in one of Bristol's most desirable locations.

Location - Hotwells
Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

Other Information
Leasehold - 1000 Years
Ground rent -

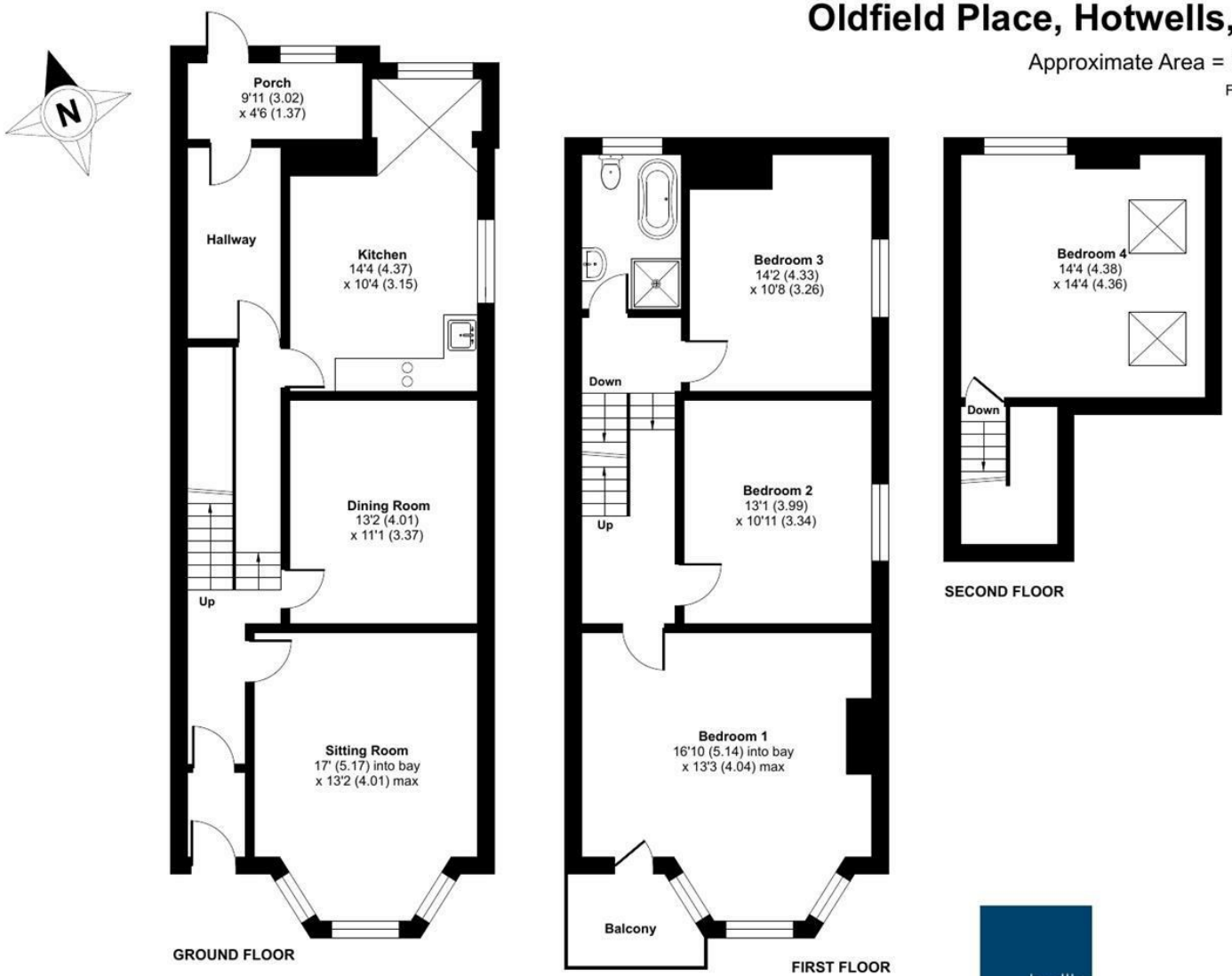
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Oldfield Place, Hotwells, Bristol, BS8

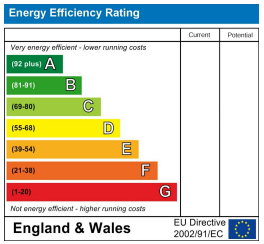
Approximate Area = 1808 sq ft / 167.9 sq m

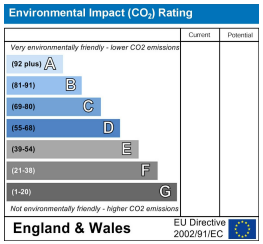
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hollis Morgan. REF:1469107

hollis morgan





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan