

estate agents **auctioneers**

**hollis  
morgan**

0117 933 9522  
[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)  
**hollis  
morgan**  
For Sale

P  
Blue - 54p  
Green - 35p  
Yellow - 20p  
Pay at machine  
Display locked  
Max stay 3 hours

309 Hotwell Road, Hotwells, Bristol, BS8 4NQ

£900,000

A beautiful 6 bedroom (3064 Sq Ft) family home with garden and double garage minutes from the Harbour

- Georgian family home
- Period features throughout
- Three sitting rooms
- Six bedrooms
- Three shower rooms/ bathroom
- Study
- Large city garden with mature shrubs
- Double garage

**The Property**

This beautifully restored Georgian home blends timeless period charm with thoughtful modern updates, creating an inviting and spacious family residence. Original features such as sash windows, wooden shutters, dado rails, and elegant archways have been carefully retained, preserving the character of the property throughout.

Upon entering, a welcoming hallway with polished wooden floorboards and a striking archway frames the original staircase, setting the tone for the rest of the home.

The ground floor offers two generously sized adjoining sitting rooms and a convenient WC. A door from this level leads to a charming cast iron balcony with a wrought iron staircase descending to the garden.

The lower ground floor is the heart of the home, featuring a large open-plan kitchen and dining space fitted with classic cream Quaker-style cabinetry, a traditional Belfast sink, and integrated appliances. A cast iron wood burner provides a warm focal point, adding to the room's cosy ambiance. French doors open out to a low-maintenance, peaceful and tranquil paved garden bordered by mature raised beds, ideal for relaxing or entertaining. At the rear, a double garage is easily accessed via two doors. The lower ground floor also offers a cosy sitting room and study. The first-floor hosts three well-proportioned bedrooms and a modern family bathroom, complete with contemporary tiling, a bath, separate shower, WC, and basin.

The top floor completes the accommodation with three additional bedrooms, one featuring a fitted wardrobe and original fireplace and a second shower room, offering flexibility for larger families or guests.

Vehicle access to the double garage is available via Little Caroline Place, providing added convenience.

**Location**

This unique location offers an excellent alternative to Clifton or the City Centre with outstanding value and pedestrian access to Clifton Village via Hinton Lane. The property is a short stroll away from the Bristol Harbour and offers superb access to the amenities which the City Centre and Park Street have to offer, whilst Bristol University and Bristol Royal Infirmary are also within 2 miles. Excellent access to the Portway and regions motorway Network.

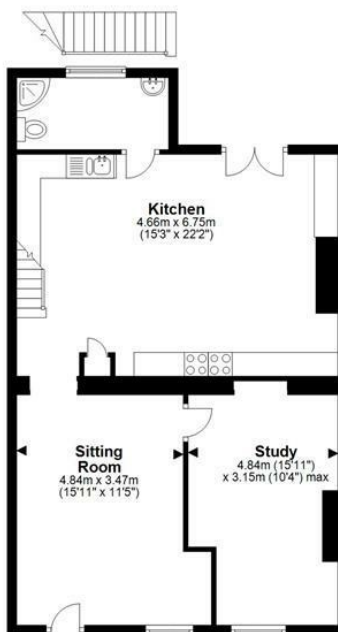
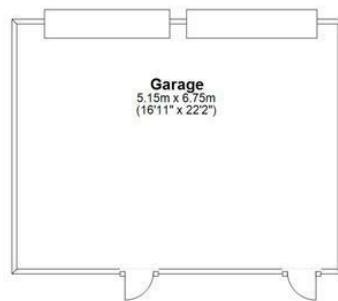
**Further Information**  
Freehold.

**Please Note**

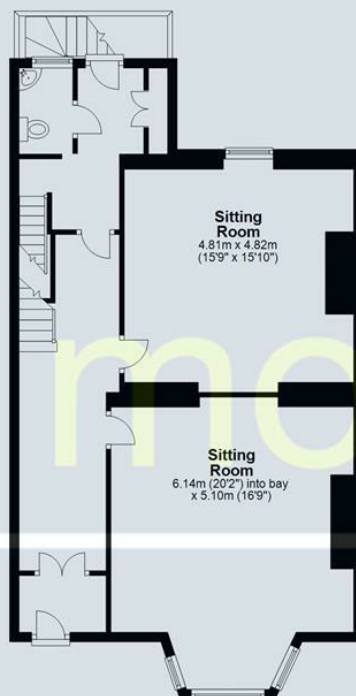
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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 have 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.



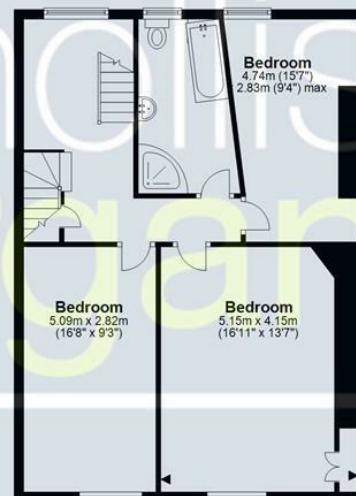
# Lower Ground Floor



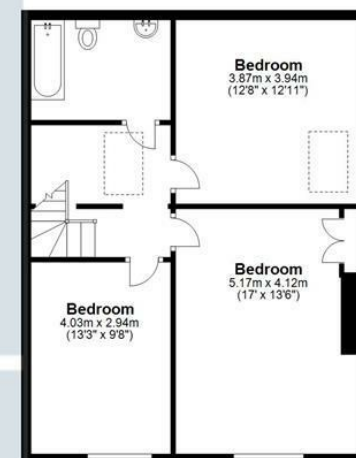
# Ground Floor



# First Floor



# Second Floor



Total area: approx. 284.2 sq. metres (3058.6 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Plan produced using PlanUp.

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

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

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

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

hollis  
morgan

---