



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. Cash buyers/substantial deposit required due to condition.

- 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.

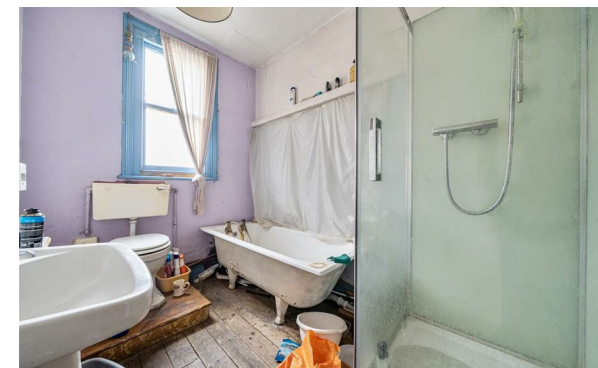
Other Information

Leasehold - 1000 Years

Ground rent -

Please Note

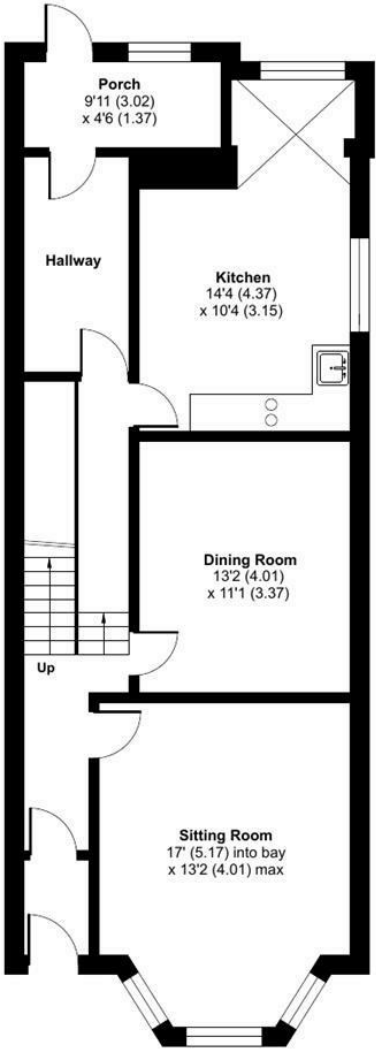
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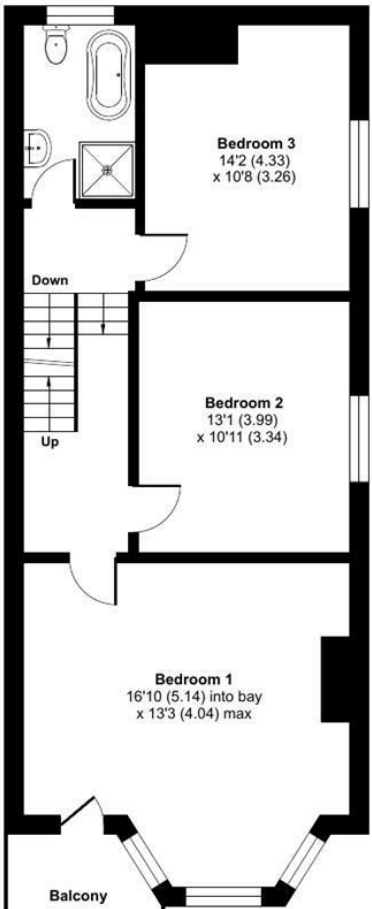
Oldfield Place, Hotwells, Bristol, BS8

Approximate Area = 1808 sq ft / 167.9 sq m

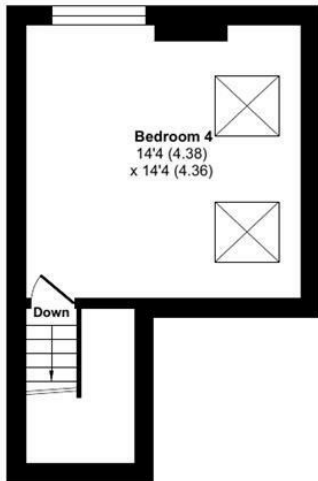
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



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

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

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