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For Sale

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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 white three-piece suite including a bath with overhead 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

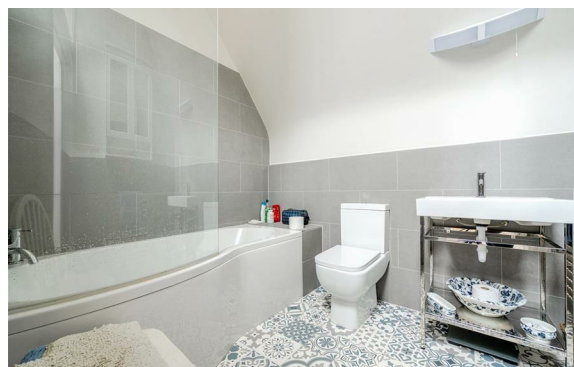
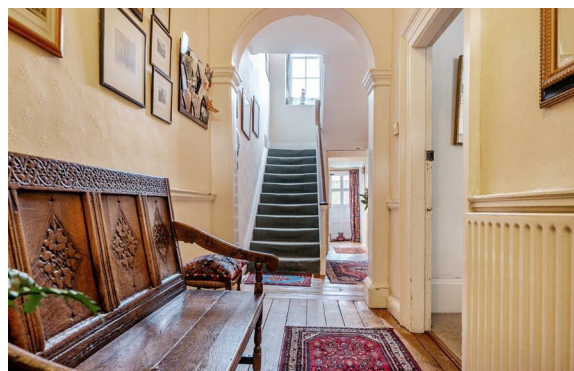
This unique location offers an excellent alternative to Clifton or the City Centre with outstanding value and pedestrian access to Clifton Village via Hinton Lane. The property is a short stroll away from the Bristol Harbour and offers superb access to the amenities which the City Centre and Park Street 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

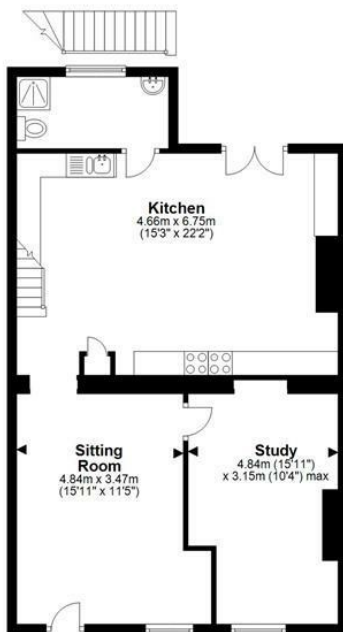
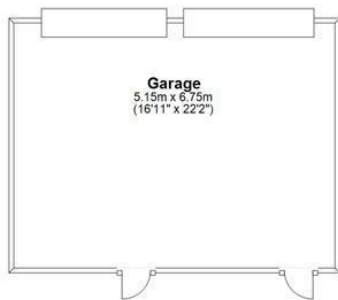
Freehold.

Please Note

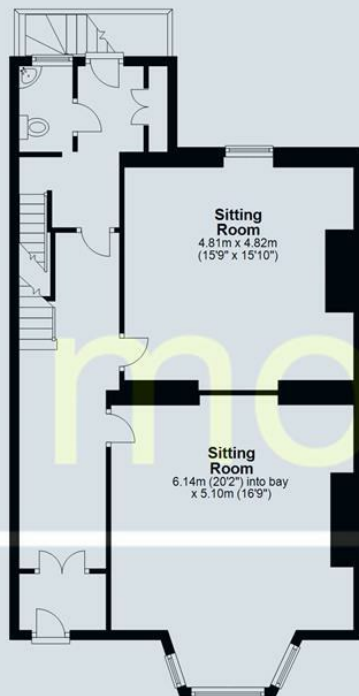
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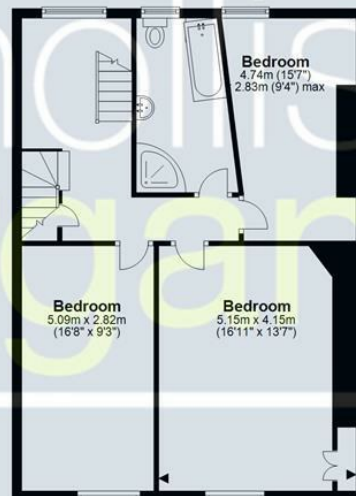
Lower Ground Floor



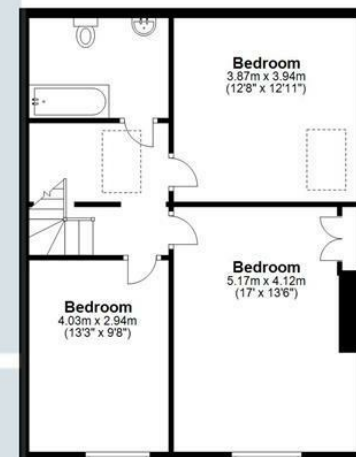
Ground Floor



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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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