

## Croft Cottage, 80 Highridge Road, Bishopsworth, Bristol, BS13

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD COTTAGE
- SOUTH FACING GARDEN
- BASIC UPDATING | GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold PERIOD COTTAGE with flexible accommodation ( 1827 Sq Ft ) in need of BASIC UPDATING with GARAGE and SOUTH FACING GARDEN.

# Croft Cottage, 80 Highridge Road, Bishopsworth, Bristol, BS13 8HP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Croft Cottage, 80 Highridge Road, Bishopsworth, Bristol BS13 8HP

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30  
Registration Deadline is on Monday 13th October 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

Croft Cottage is a period cottage with a huge array of charming original features set on a walled south facing plot with large garage / workshop and formal gardens to the front with the house set at the rear. The accommodation ( 1827 Sq Ft ) is arranged over two floors with a galley kitchen leading to the dining room and then opening out into flexible reception spaces and whilst upstairs are 2 double bedrooms and a family bathroom.

We understand the property is not listed.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - TBC

### THE OPPORTUNITY

PERIOD COTTAGE | BASIC UPDATING

The property oozes charm and character and would now benefit from some basic updating with scope to create a fine home or investment in this sought after location.

Interested parties will note the original entrance has been blocked up but could be easily reinstated as the main entrance and the ground floor rearranged to potentially create a bathroom downstairs to allow for a 3rd upstairs bedroom.

The large garage / workshop may offer potential for development.  
All subject to gaining the necessary consents.

Please refer to independent rental appraisal.

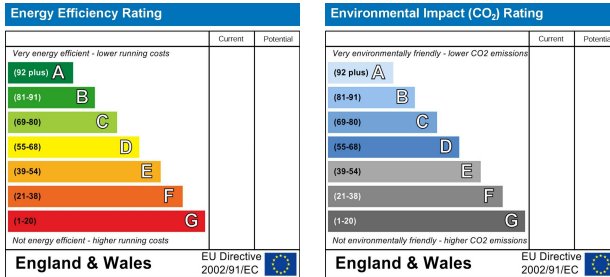
### LOCATION

Bishopsworth is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought-after location for young professionals and families alike. Nearby Bedminster has excellent transport links, with easy access to the city centre and also has its own train station, providing regular services to Bristol Temple Meads. Nearby North Street is the heart of BS3 and offers a fantastic range of independent shops, cafes, and restaurants, as well as a weekly market and several supermarkets, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Bishopsworth is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.