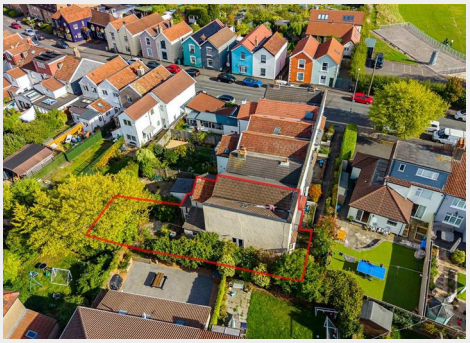
# 23 Golden Hill, Henleaze, Bristol, BS6 7YG

## Auction Guide Price +++ £375,000

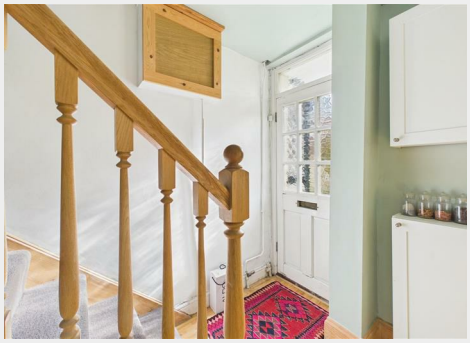










- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD SECRET COTTAGE
- 2 / 3 BEDS | MATURE PRIVATE GARDEN
- LAPSED PLANNING | 2 X 1 BED FLATS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold SECRET COTTAGE with flexible accommodation ( 972 Sq Ft ) and MATURE GARDENS | Scope for COSMETIC UPDATING.

# 23 Golden Hill, Henleaze, Bristol, BS6 7YG

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**
ADDRESS | 23 Golden Hill, Henleaze, Bristol BS6 7YG

Lot Number 27

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 2026 @ 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**
A Freehold cottage located at the end of a secluded secret terrace of similar properties in popular Henleaze with excellent access to Gloucester Road and Henleaze High Street plus both the Leisure Centre and Southmead Hospital are just 1 mile away - there's even Golden Hill Cricket Club and the Orpheus Cinema within easy reach.
The flexible accommodation ( 972 Sq Ft ) is arranged over 2 floors leading immediately into a bright and airy kitchen diner with flexible reception / utility / study spaces at the rear with direct access onto the charming mature garden ( with side access ) plus a wet room. Upstairs are 2 bedrooms plus study and the main bathroom.
Sold with vacant possession.

Tenure - Freehold
Council Tax - B
EPC - F
Access - Pedestrian access only on Golden Hill from Kellaway Avenue

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

**THE OPPORTUNITY**
COTTAGE | COSMETIC UPDATING

The property has been a much loved home for many years and now has scope for basic cosmetic updating to create a fine home or investment in this sought after location.
Please refer to independent rental appraisal.

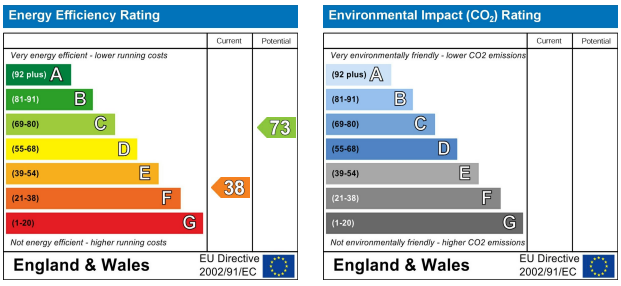
FLAT CONVERSION

Planning consent was originally granted in 2010 ( 10/04641/F ) but has since lapsed.
The scheme proposed for conversion of the existing single dwellinghouse into 2 self-contained one-bed flats.

## Floor plan




## EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk



Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ


## Auction Property Details Disclaimer

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. Please refer to our website for further details.