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## Whitney House, 65 High Street, Westbury Village, Bristol, BS9 3ED

Auction Guide Price £590,000 +++

Hollis Morgan - A stunning GEORGIAN FAMILY HOME ( 1887 Sq Ft ) with large GARDEN and GARAGE - now in need of BASIC UPDATING.

# Whitney House, 65 High Street, Westbury Village, Bristol, BS9 3ED

## THE PROPERTY

Whitney House is an exquisite Grade II Listed Georgian mid terraced family home with an array of period features including a stunning crescent staircase and original fireplaces.

The property is arranged over three floors with a large garden and double / tandem garage with rear access.

\*\*\* SOLD BY AUCTION IN 2017 \*\*\*

## LOCATION

Westbury-on-Trym lies to the North West of Bristol's City Centre and is advantageously placed with a host of amenities on the doorstep. These include primary schools (Elmlea and W-O-T Primary) as well as secondary schools, state and independent.

There is open parkland and woodland walks with Durdham Downs and the Kings Weston Estate respectively nearby.

For health and leisure there are sports clubs and tennis clubs (the closest of which is within the adjacent University campus) as well as golf courses.

For the commuter there is good ease of access to the motorway networks, M5, M4, M32 and Bristol's commercial centre.

## ACCOMMODATION SCHEDULE

### Entrance

Entrance via central front door leading to vestibule with coving, gas meter, doorway to office and vestibule door leading to central hallway.

### Central Hallway

Original crescent staircase, coving, picture rail, cloakroom cupboard and doors to ground floor rooms.

### Living Room

5.10m x 3.82m (16' 9" x 12' 6") (to maximum points)  
Sash window to front, cornice coving, built-in fireplace with coal effect gas fire and recessed feature arch recess.

### Office

2.35m x 2.22m (7' 9" x 7' 3")  
Sash window to front, recessed shelving and fireplace surround.

### Kitchen/Diner

8.00m x 4.41m (26' 3" x 14' 6") (to maximum points)  
Multi pane French style double doors and windows overlooking and providing access to private garden, coal effect gas fire, radiator, built-in kitchen with a range of matching wall and base units and laminate worktop surfaces, stainless steel circular sink unit with mixer taps over and water purifier over, gas cooker point, plumbing for washing machine, ample space for dining

table and opening to utility room.

### Utility Room

2.47m x 2.03m (8' 1" x 6' 8")  
Pitched roof with Velux window inset, Belfast sink unit with tiled splashbacks, wall mounted gas combination boiler and plumbing and space for appliances.

### Central First Floor Landing

Radiator, continued crescent staircase to second floor and doors to first floor rooms.

### Master Bedroom

5.20m x 3.82m (17' 1" x 12' 6")  
Sash window to front, period fireplace, stripped exposed floorboards and radiator.

### Bedroom Two

4.32m x 3.63m (14' 2" x 11' 11")  
Multi pane windows to rear, built-in wardrobes, period fireplace with tiled hearth and stripped exposed floorboards.

### Bedroom Three

3.44m x 2.31m (11' 3" x 7' 7")  
Sash window to front and radiator.

### Bathroom

3.94m x 2.32m (12' 11" x 7' 7")  
Multi pane window to rear, a modern fitted four-piece white traditional bathroom suite comprising; pedestal wash hand basin, low level WC, free standing roll-top bath with central mixer taps and shower attachment over and a separate walk-in shower cubicle, traditional style radiator, modern tiled flooring, modern lighting and extractor fan.

### Second Floor Landing

Velux window and doors to second floor rooms.

### Bedroom Four

5.34m x 3.89m (17' 6" x 12' 9")  
Dual aspect sash windows to front and rear, exposed stripped floorboards and radiator.

### Bedroom Five

3.37m x 2.37m (11' 1" x 7' 9")  
Sash window to front, exposed stripped floorboards and radiator.

### Shower Room

Velux window to rear, fitted three-piece white suite comprising; pedestal wash hand basin, low level WC and walk-in shower cubicle with tiled splashbacks, wood effect flooring and radiator.

## Rear Garden

The initial garden is accessed via the French doors from kitchen/diner and is mainly laid to patio with step onto lawned area with old stone and brick boundary walls to sides. The rear end of the garden offers two storey servants' quarters with roof over in need of complete restoration with mature climbers and established trees surround.