



MAGGS  
& ALLEN

86 DOWNEND ROAD  
DOWNEND, BRISTOL, BS16 5UE  
£395,000

Dating back to the mid-1700s, The Lodge, or Gate House, is a Grade II listed detached property packed full of charm and character. Originally forming part of the Cleve Hill Estate, this unique home offers two double bedrooms, both with private en-suite facilities, and generous gardens.

## Summary

The property is entered via a feature door that leads into a welcoming entrance hallway. This space features a tiled floor, two radiators, and two feature leaded windows to the front. From here, latched wooden doors provide access to the main bedroom and the lounge.

The lounge is a cosy and inviting space, with a gas wood burner style fire set against a feature exposed stone surround. Three leaded windows to the side fill the room with natural light. A latched wooden door leads into the kitchen/dining room, which features a range of wall and base units with wooden worktops and a solid floor. From here, a door leads to a dedicated utility room with space for a washing machine and shelving.

The property offers two well-proportioned double bedrooms, both with en-suite facilities. The main bedroom is a fantastic size and features four arched leaded windows to the side and a range of built-in wardrobes. Its en-suite includes a three-piece suite with a bath and shower attachment. The second double bedroom also benefits from two leaded windows and a skylight. Its en-suite features a tiled shower cubicle with tiled walls and flooring.

Throughout the house, notable are the lovely high ceilings, and the natural light that floods each room.

Outside, the property is complemented by a generous front garden with a lawn, various borders, and a range of trees and shrubs. This area also provides off-street parking for several vehicles. To the rear, a generous garden features a paved patio area, a lawn, and various trees, plants, and shrubs, all enclosed by boundary walls and trees. Adjacent is a portion of land where can be found a large detached outbuilding/workshop provides a superb additional space, with light, power, and water.

## Vendor's Comments

"I have loved living in this house with it's unique and quirky character. Downend is a family-friendly neighbourhood with lots of independent shops, eateries and convenience stores within walking distance, and the Ring Road and motorway are minutes away. Bus services all over Bristol & Bath are easily accessible"

## Schools

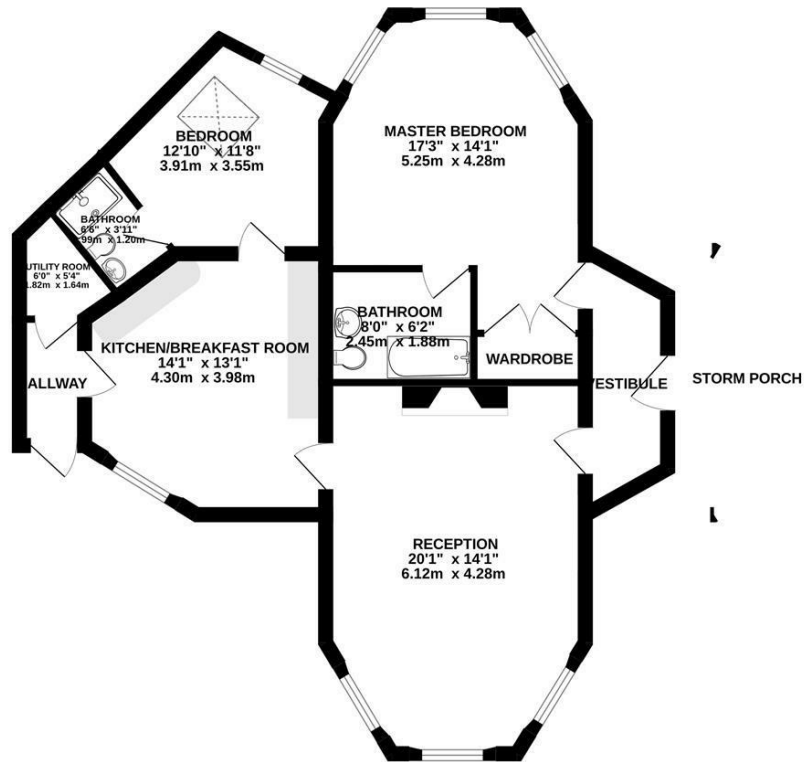
Christ Church, Church of England Junior School, Downend - Distance: 0.18 miles

Elmtree Grove School - Distance: 0.38 miles

Downend School - Distance: 0.78 miles



**GROUND FLOOR**  
1008 sq.ft. (93.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A unique and characterful Grade II listed cottage
- Generous garden on 3 aspects
- Off-street parking for multiple cars
- Large outbuilding/workshop
- Close to local amenities and major transport links
- Sizeable lounge/diner with separate kitchen/breakfast room
- Two bedrooms with en suites

**Guide Price:** £395,000

**Tenure:** Freehold

**Council Tax Band:** C

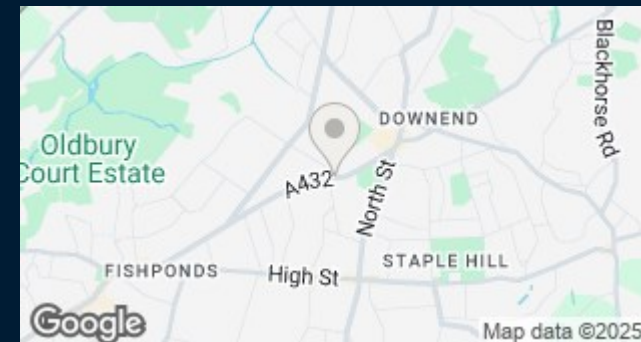
**EPC Rating:** D

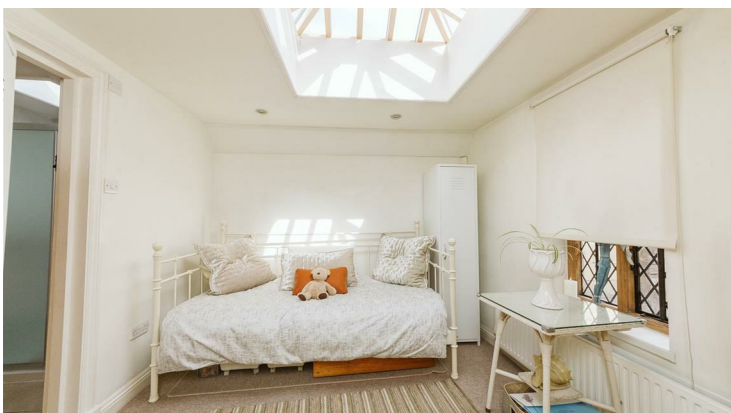
**Local Authority:** South Gloucestershire

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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