

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Harcourt Hill, Bristol
£795,000

4 bedroom terraced house for sale | Freehold

The Property-

A beautifully presented and extended family home, ideally situated in the sought-after Redland area, close to Redland Green Secondary and Westbury Park Primary Schools.

The ground floor offers a beautifully extended open plan kitchen and dining space, flooded with natural light from the skylights and patio doors opening directly onto the rear garden. The well-equipped kitchen provides ample worktop and cupboard space, a one-bowl sink with mixer tap, a four-ring gas hob with extractor, integrated dishwasher, useful pantry and additional storage housing the washing machine and tumble dryer. Engineered wood flooring, a dedicated dining area and original period storage cupboard add further character, making this a fantastic space for family life and entertaining.

To the front of the property is a bright bay-fronted lounge, finished with carpeting and offering a comfortable second reception space. The ground floor also benefits from an entrance patio and welcoming hallway, featuring original floorboards and useful understairs storage.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a versatile single bedroom, ideal as a home office, nursery or occasional guest room. The second bedroom also benefits from a charming period fireplace, adding further character. The family bathroom is fully tiled and well appointed, featuring a WC, wash basin with mixer tap, bath with shower over, heated towel rail and double-glazed window overlooking the rear.

The top floor is home to a spacious and impressive master bedroom, enjoying plenty of natural light through the large double-glazed window. There is ample space for a generous bed, wardrobes and a desk, while useful eaves storage provides additional practicality. The bedroom also benefits from a private ensuite shower room, featuring tiled flooring, shower cubicle, WC, wash basin with mixer tap, heated towel rail, shaving point, extractor fan and a skylight, creating a bright and well-appointed space.

Outside-

The rear garden provides a wonderful outdoor space for family life and entertaining, with a dedicated decked area perfect for outdoor dining and relaxing, with steps leading up to a lawned area beyond. The different levels create a versatile and inviting garden, ideal for enjoying warmer days with family and friends. To the front, a pathway leads to the welcoming entrance, complemented by a gravelled area offering useful additional outdoor space and potential for landscaping to suit.

Location-

Perfectly positioned in the heart of desirable Redland, Harcourt Hill offers the best of both worlds: a peaceful and established residential setting, whilst being just moments from the vibrant lifestyle Bristol has to offer.

The area is particularly popular with families, with Redland Green and Westbury Park Primary School close by, alongside a fantastic selection of independent cafés, restaurants, delis and local shops. The much-loved Whiteladies Road, Clifton and Gloucester Road are all within easy reach, providing an abundance of places to eat, drink, shop and enjoy.

For those who enjoy the outdoors, there are numerous green spaces and parks nearby, whilst excellent transport links provide easy access into Bristol City Centre and beyond.

Council Tax Band: D (Bristol City Council)
Tenure: Freehold

GROUND FLOOR:

Porch

Entrance hall

Lounge
16'4 x 13'1 (5.0m x 4.0m)

Kitchen/diner
22'6 x 16'11 (6.8m x 5.1m)

FIRST FLOOR:

Landing

Bedroom 2
13'7 x 11'9 (4.1m x 3.6m)

Bedroom 3
12'9 x 12'5 (3.9m x 3.8m)

Bedroom 4
7'6 x 6'10 (2.3m x 2.1m)

2ND FLOOR

Landing

Bedroom 1
22'0 x 16'2 (6.7m x 4.9m)

En-suite
7'5 x 6'0 (2.3m x 1.8m)







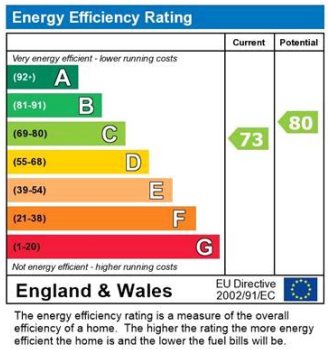

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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.
Made with Metrogix ©2026





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Viewing by appointment only
Hopewell
Hope Chapel House, Hope Chapel Hill, Bristol BS8 4ND
Tel: 01179 118663 Email: shortlets@hopewell.co.uk Website: hopewell.co.uk