



MYRTLE HALL, HUNG ROAD,
SHIREHAMPTON, BRISTOL, BS11 9XT



OFFERS HUGE POTENTIAL AND AN OPTION TO ACQUIRE THE COACH HOUSE - A classic, attractive and very large (in excess of 5000 sq. ft.) double fronted grade II listed Georgian period house, circa 1796, set in extensive secluded grounds of approx. 0.75 acres facing the River Avon.

Price Guide: £625,000

Richard Harding

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124, Whiteladies Road, Clifton, Bristol, BS8 2RP



RICS



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- Last sold in 1966, the house has been the much loved home of the late Mr Ralph Hack, a popular man and keen local historian. The house is now dated and, aside from a recent new roof, requires renovation.
- The grade II listed building retains many of its original fine features including original fireplaces, oven range, sash & shuttered windows and an elegant central staircase.
- The house is primarily arranged over three floors and the accommodation comprises 7 bedrooms, 2 reception, study, kitchen, conservatory, workshop, 3 small outbuildings plus an extensive cellar/basement which is accessible both internally & externally
- An understated and discreet approach, shared with The Coach House next door leads into approximately $\frac{3}{4}$ of an acre of south facing, secluded grounds including a ha-ha, Victorian style conservatory and listed brick garden wall with Gothic archway leading into a small courtyard. Situated within the grounds is a large beech tree, the subject of a Tree Preservation Order.
- The property benefits from a full right of access connecting Myrtle Hall with the adopted highway of Myrtle Drive.
- The house offers potential for a number of uses - private residential with sufficient accommodation for both dependent/independent family members or (subject to necessary planning and building consents) a small B&B or conversion into separate apartments.
- Set in the popular 'Riverside' suburb of Shirehampton stunning views to the River Avon & Pill beyond can be seen from the upper floors of the property, with pleasant & popular walks along the riverbank. Shirehampton village is within $\frac{1}{2}$ a mile offering shops, schools and essential services.
- Shirehampton offers excellent transport links with a nearby train station providing a direct link to Clifton and Bristol Temple Meads. Regular bus services into the harbourside/city centre and the A4 Portway offers straightforward access to the M5.
- Further information available by request – Structural Engineers report and Planning Appraisal.

The property is not in a Conservation Area

Route to the property: from the centre of Shirehampton Village, turn into The Green and then Station Road. Turn left into Hung Road and continue over the A4 Portway, still on Hung Road. Park near the junction with Nibley Road. The property can be found via a lane to the right hand side of the rank of shops.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

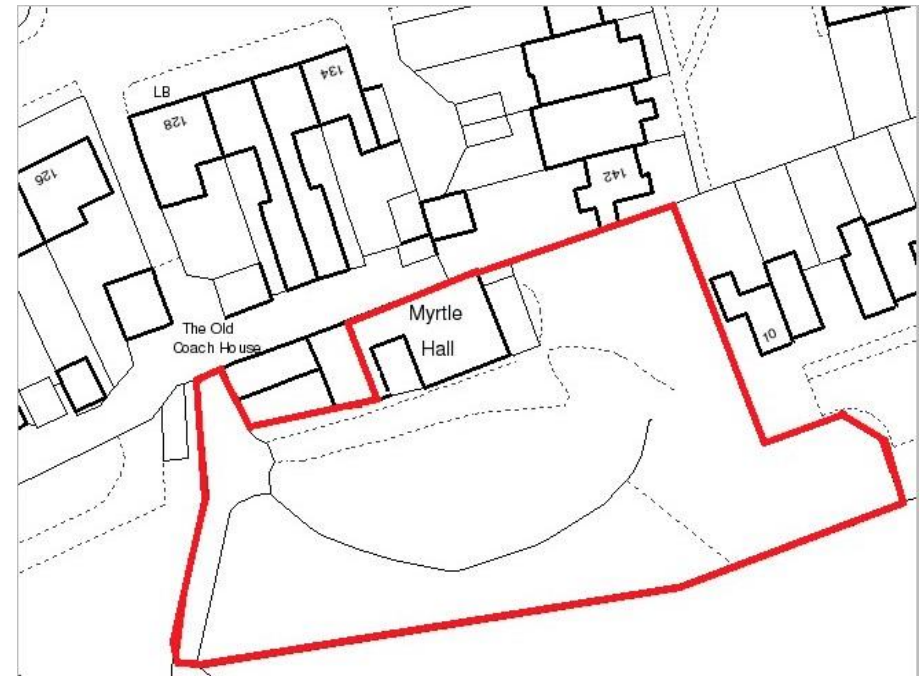
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked by your legal adviser.

COUNCIL TAX BAND: F

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



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Approximate Gross Internal Area = 409.1 sq m / 4404 sq ft

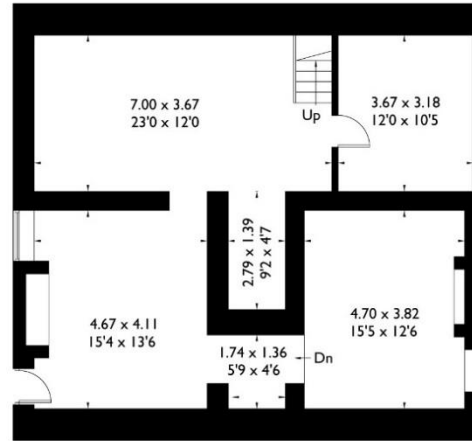
Cellar = 91.3 sq m / 984 sq ft

Total = 500.4 sq m / 5386 sq ft

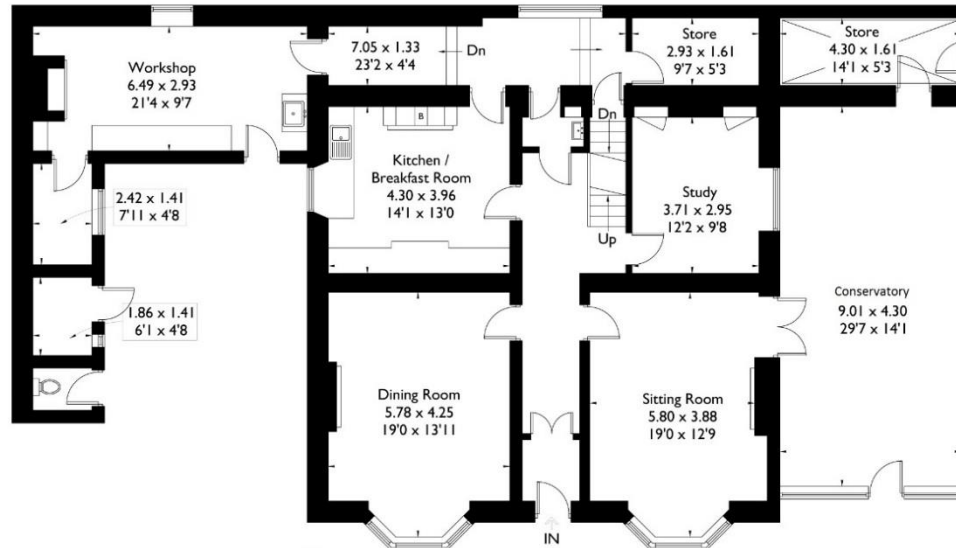


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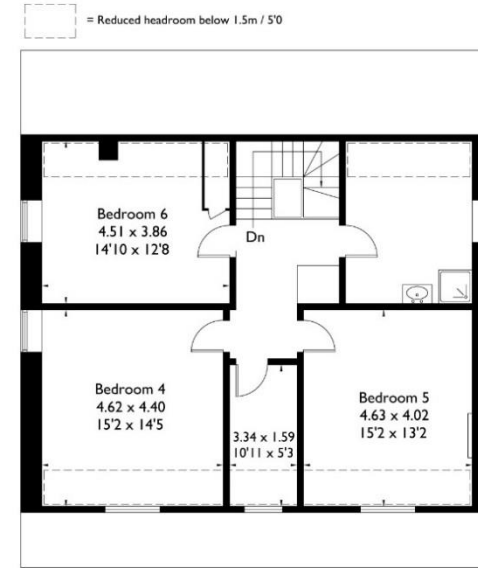
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



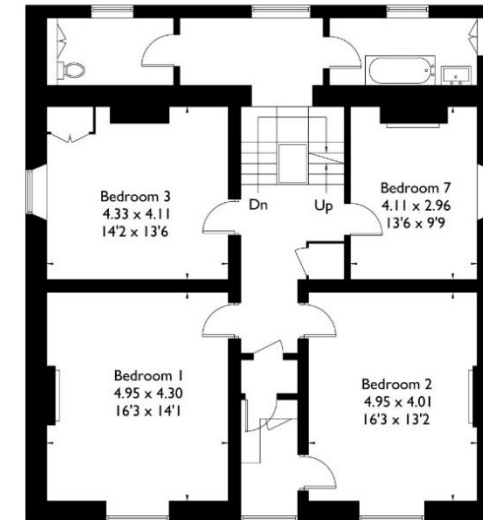
Cellar



Ground Floor



Second Floor



First Floor