



19 Lime Road
Southville, Bristol, BS3 1LS

Robin King | Estate Agents

19 LIME ROAD, SOUTHVILLE, BRISTOL, BS3 1LS

A stylish 3 double bedroom terraced home which has been superbly renovated to offer brilliantly planned family accommodation set in the heart of the popular district of Southville with easy access to local amenities and central Bristol.

Approx 1,357 Sq Ft Of Flexible Accommodation • 3 Spacious Double Bedrooms • 2 Large Reception Rooms • Fabulous Kitchen/Dining Room With Breakfast Bar • Classic Period Features • Enclosed Low Maintenance Garden With Beautiful Clematis Border • Heart Of Southville Location • Easy Access To Central Bristol/Bristol Temple Meads • Bristol Airport 8.4 Miles (All Distances Approx.)

Lime Road has a recently been subject to a stylish renovation by its current owners, resulting in a stunning family home. Spacious, elegant reception rooms with stripped wood floors are complemented by a fantastically practical kitchen/dining room with contemporary bifold doors seamlessly blending the home with the garden. Upstairs, three large double bedrooms are served by an equal spacious bathroom and a practical, custom laundry/utility room. Located in the heart of Southville with fantastic community and amenities together with well-regarded schooling this home is sure to impress.

Entering the house, you pass through a porch with room for coats and shoes and into a hallway. To the left is the sitting room which features high ceilings and coving. This classic room has an attractive fireplace with a gas fire, practical shelving and cupboards in the chimney alcoves as well as charming window seat in the bay window.

A second reception room, again with lovely wooden floor is currently arranged as a snug with projector but could easily serve as a more formal dining room. It has a log burner, bookshelves in the recesses and a window overlooking the garden.





To the rear of the property is the kitchen. Emerald green cabinetry is beautifully matched with walnut worktops. Practical Kardean flooring has underfloor heating and there is an integrated dishwasher, fridge/freezer together with space for a range. The kitchen not only offers a breakfast bar but also a large area for a dining table, which has a bifold door opening on to the garden seamlessly blending the indoor space with the outdoors - perfect for outdoor entertaining with friends or family. There is also a useful larder storage cupboard.

Rising to the first floor, there are two generous double bedrooms; the principal has fitted wardrobes and a lovely bay window. This floor also includes a really practical laundry room with space for both a washing machine and tumble dryer, along with drying racks and storage. There is also a luxurious family bathroom which has a roll top bath with claw feet together and a separate large walk in shower with smart metro tiling.

Stairs rise to the third floor where there is another very spacious double bedroom with Velux windows and views towards Ashton Court, the harbourside houses and a glimpse of the suspension bridge. This room has practical storage in the eaves.

Outside – a small walled and paved front garden, usefully has space for a bike shed. To the rear is a attractive garden that is neatly enclosed with a wooden fence which is gloriously covered by well established climbing plants including a large clematis, 2 honeysuckle and a jasmine providing year round privacy and flowers.. Paved for low maintenance it provides the ideal space to relax and enjoy being outdoors. To the rear, there is once again space for storage where another bike store could be kept or a garden shed.





Location – Lime Road is a sought-after residential area in Southville, South Bristol. It's close to footbridges leading to the Harbourside and Wapping Wharf, renowned for its vibrant lifestyle, dining, and social scene. Nearby, Gaol Ferry Steps features stylish homes, popular bars, and boutique shops housed in Cargo One and Two—centres for local indie businesses. Southville, is minutes from North Street's bustling bars and eateries like The Tobacco Factory and Souk Kitchen, and top cafes like Sweven and Marks Bread. A quick walk or bike ride across the river brings you to Bristol City Centre. For commuters and nightlife enthusiasts, this is ideal for avoiding city traffic. For families, the house on Lime Road is near two top primary schools: Ashton Gate (OFSTED rated Outstanding) and Southville Primary (OFSTED rated Good).

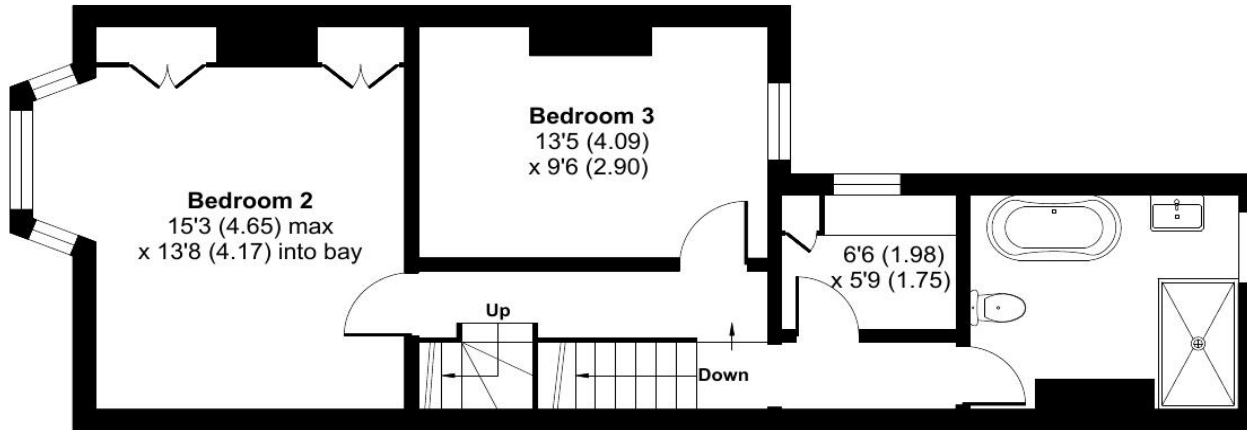




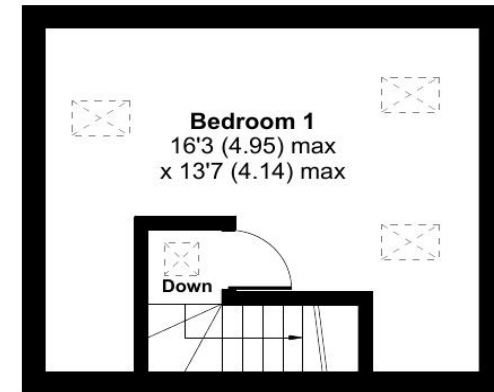
Lime Road, Southville, Bristol, BS3

Approximate Area = 1357 sq ft / 126 sq m

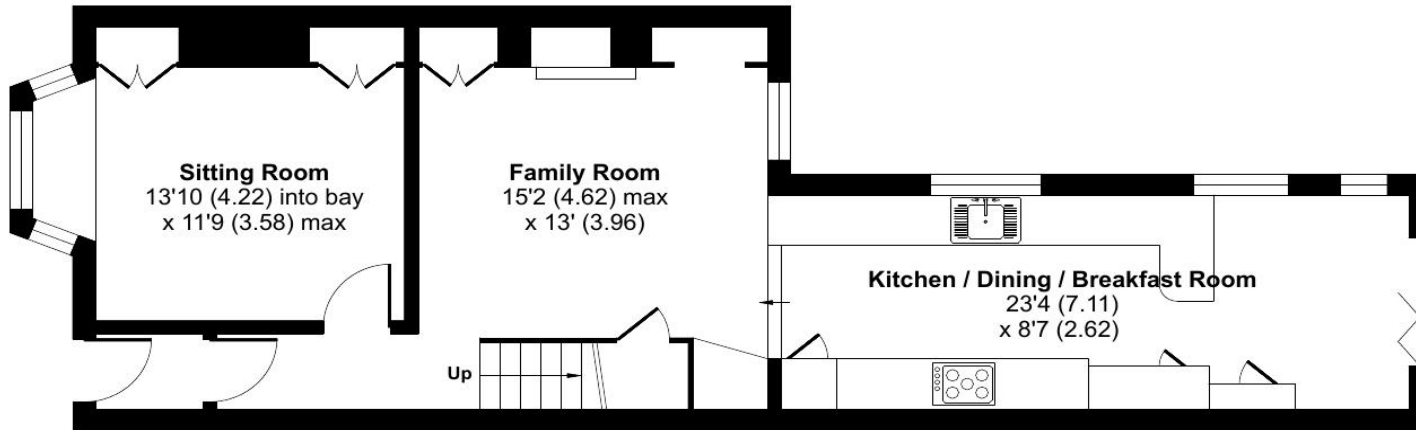
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1117664

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – All mains services

EPC RATING - E

LOCAL AUTHORITY – Bristol City Council

COUNCIL TAX BAND - B £1,913.60 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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