

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE 360	(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m	Floor 2 Bedroom 4.01 x 4.81 m 13'1" x 15'9" Landing 0.85 x 1.01 m 2'9" x 3'3" En-suite 0.87 x 3.06 m 2'10" x 10'0"	
Approximate total area¹ 1332 ft² 123.7 m² Reduced headroom 32 ft² 2.9 m²	Floor 1 Bedroom 9.10 x 12.6 30'1" x 38'2" Hallway 3.0' x 9'10" 9'9" x 30'1" En-suite 1.54 x 1.51 m 5'0" x 4'11" Living Area 12'7" x 14'1" 3'6" x 4'3" Bathroom 5'2" x 8'7" 1'59" x 2'62" Kitchen 2.61 x 5.57 m 8'6" x 18'3" Utility 2'10" x 8'7" 0.87 x 2.63 m Porch 1.15 x 1.14 m 3'9" x 3'8" Hallway 1.22 x 1.04 m 3'11" x 3'5"	Ground Floor Living Area 14'11" x 13'10" 4'56" x 4'24" Dining Area 12'7" x 14'1" 3'6" x 4'3" Bathroom 5'2" x 8'7" 1'59" x 2'62" Kitchen 2.61 x 5.57 m 8'6" x 18'3" Utility 2'10" x 8'7" 0.87 x 2.63 m Porch 1.15 x 1.14 m 3'9" x 3'8" Hallway 1.22 x 1.04 m 3'11" x 3'5"	Ground Floor Living Area 14'11" x 13'10" 4'56" x 4'24" Dining Area 12'7" x 14'1" 3'6" x 4'3" Bathroom 5'2" x 8'7" 1'59" x 2'62" Kitchen 2.61 x 5.57 m 8'6" x 18'3" Utility 2'10" x 8'7" 0.87 x 2.63 m Porch 1.15 x 1.14 m 3'9" x 3'8" Hallway 1.22 x 1.04 m 3'11" x 3'5"



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 3
EPC RATING D
COUNCIL TAX BAND B



Well presented and well proportioned semi detached cottage style home with elevated commanding views, set next to "The Beacon" - a tall pole light that marks the spot associated with the open air preaching by John Wesley, first installed in 1951 as part of the Beacon/cross/pulpit memorial on the mount.

Entrance porch and hallway, large through lounge/diner, kitchen/breakfast room, utility and downstairs bathroom.

At the first floor are two bedrooms (one with en suite). At the second floor is a large bedroom with spectacular views and its own en suite shower room.

Set in decent sized plot, with ample off street parking.



the location

Set in convenient location, between the bustling high streets of both Hanham and Kingswood with their range of high street shops and national retailers. The Avon ring road, and Bristol to Bath cycle paths are both readily accessible. The retail park at Longwell Green, with gym and swimming pool, is also a short drive away. Bristol 3.4 miles Bath 8 miles

what the owners will miss

"After living in the family home for 26 years, it is now time to downsize to a retirement property. I will miss the spacious living and quiet location within an easy walk of both Kingswood and Hanham high streets. Also, the convenience to junction 18 of the M4 and Bristol Parkway. Both less than 20 minutes away. We never tired of the amazing views over Bristol and watching the sun setting in its different seasonal locations. It is with a heavy heart I will leave Hanham Mount and its connection to the historic past."

just a thought...

If you hadn't considered an older style property before, this could be the one! Fantastic location at the end of a lane, with off street parking and spectacular views, deceptively spacious with ample scope for extension (subject to planning permission)