



28 Somerset Street, Kingsdown

Guide Price £1,325,000

elephant 

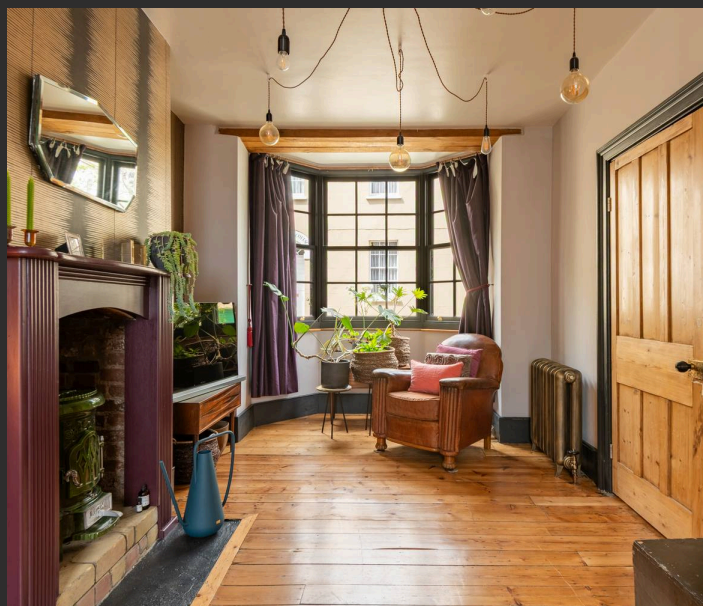
28 Somerset Street

Kingsdown, Bristol

Set within one of Kingsdown's attractive cobbled terraces, this Grade II listed Georgian townhouse has been comprehensively renovated in recent years, combining carefully preserved period detailing with a thoughtful and design-led approach to modern living. Arranged over several floors, the house offers generous and well-balanced accommodation, with four double bedrooms, three reception rooms, elevated views across the Bristol cityscape and a beautifully designed south-easterly facing garden to the rear.

Behind the elegant red brick and Bath stone façade, the house displays the symmetry, balance and classical proportions that define Georgian architecture. Hardwood sash windows, restored wood panelling, exposed floorboards and the original Georgian staircase sit alongside considered architectural detailing including deep skirting boards, period fireplaces and traditional cast iron radiators, which give the interiors a time-honoured feel while benefiting from modern heating performance.

The approach to the house is through an attractive front garden planted with traditional English David Austin standard roses, with a pathway leading through an original restored wrought iron gate to the main entrance door.



Inside, the reception hallway immediately establishes the tone of the property, with exposed stripped floorboards, a marble front step and the original Georgian staircase rising elegantly through the house. A useful office space and boot room sits to the front, fitted with built-in floor-to-ceiling storage, including a shoe and boot cupboard, and finished with exposed brickwork and a sash window.

The principal reception room is positioned at the rear of the house, where a large bay window frames far-reaching city views and draws natural light into the space. Original restored wood panelling to dado height, ceiling cornicing and exposed stripped floorboards create a refined period setting, while an original French Art Deco wood-burning stove sits within the fireplace, forming a comfortable focal point during the colder months. Traditional cast iron radiators complement the character of the room while providing modern heating performance.

A second reception room spans much of the depth of the house and offers a highly flexible arrangement for sitting, reading or entertaining, yoga or an office. Three sash bay windows to the front and an additional sash window to the rear create excellent natural light throughout the day. Exposed floorboards, an enamel French Art Deco wood-burning stove and cast iron radiators reinforce the home's architectural character and traditional feel.

The original Georgian staircase, with its finely turned timber balustrade, rises to the first floor, where two double bedrooms and the family bathroom are arranged around a light landing. The principal bedroom overlooks the rear garden and enjoys elevated views across Bristol, alongside a period fireplace, recessed storage cupboards and exposed floorboards. The second bedroom features sash bay windows to the front, exposed stripped floorboards and a decorative cast iron fireplace, together with an en-suite wet room.



The family bathroom has been thoughtfully designed to reflect the age and character of the property, centred around a freestanding brass bath. A period enamel sink, with period brass taps, exposed brickwork, heated towel rail and an authentic period-style Thomas Crapper toilet add further character, creating a distinctive and atmospheric bathroom.

The top floor provides two further double bedrooms and an additional shower room.

On the lower ground floor, a beautifully crafted solid walnut staircase with open treads descends into the kitchen and dining level, creating an elegant architectural transition between floors. The dining room is arranged around a 1947 vintage Aga set within the exposed brickwork chimney recess, with exposed brick walls and herringbone tiled flooring with underfloor heating adding warmth and texture. A glazed door opens directly onto the garden.

Beyond, the bespoke kitchen has been carefully designed around a large central island with marble worktops and stylish timber breakfast bar seating. Floor-to-ceiling timber-framed glazed doors and windows connect the room directly to the garden and bring in exceptional natural light, while herringbone tiled flooring with underfloor heating continues through the kitchen space.

Also on the lower ground floor is a well-appointed shower room with shower, wc, bidet and brass sink with period brass taps. Finally a handy utility cupboard sits underneath the stairs tucking away out of site household items, with the hot water tank.

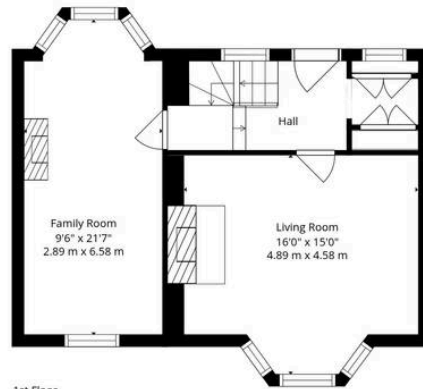
Outside, the rear garden has been landscaped in a traditional English style, arranged with lawn, stepping stone pathways and established planting throughout.

The house is particularly well positioned within Kingsdown, named by The Sunday Times as one of the Top 50 Places to Live in 2026.

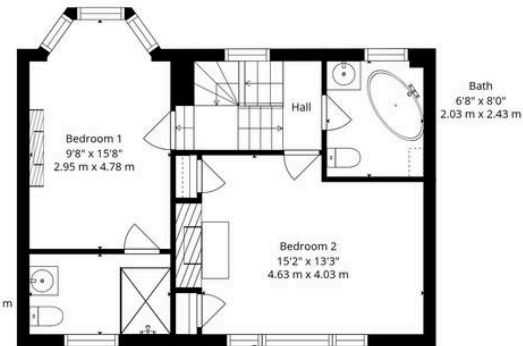


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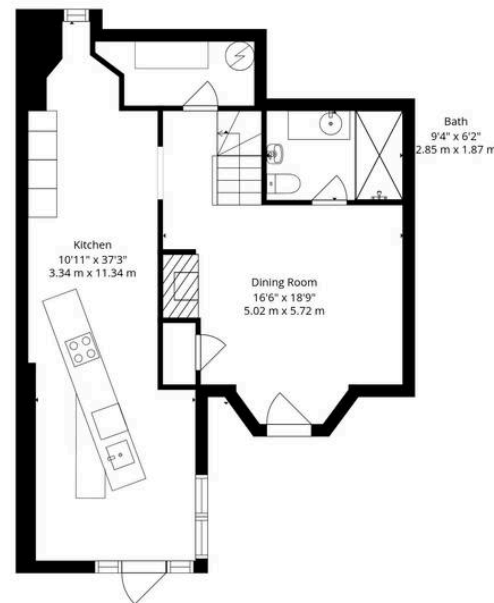
Total: 2219 sq. Ft, 207 m2



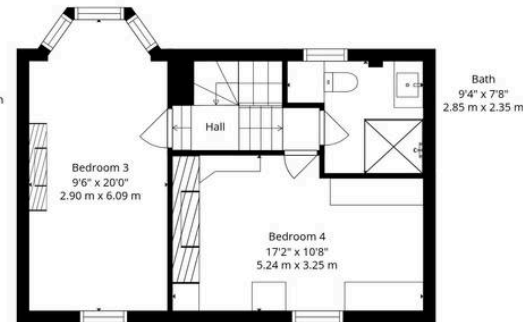
1st Floor



2nd Floor



Ground Floor



3rd Floor





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