



### 3 THE CLOISTERS

Kersteman Road, Redland, Bristol, BS6 7DJ



# 3 The Cloisters

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A stunning contemporary family home in a fabulous landmark conversion, with versatile accommodation, private parking and a courtyard garden.

STUNNING FAMILY HOME OF OVER 3600 SQ. FT \* CATCHMENT AREA FOR REDLAND GREEN SCHOOL \* EXQUISITE PERIOD FEATURES THROUGHOUT \* FABULOUS CIRCA 30' GROUND FLOOR SITTING ROOM \* SUPERB CIRCA 30' FAMILY KITCHEN AND DINING ROOM WITH AGA \* TWO MEZZANINE FIRST FLOOR FAMILY ROOMS / BEDROOMS WITH INTERNAL GALLERIED BALCONIES \* FOUR FURTHER BEDROOMS ABOVE AND FOUR BATH / SHOWER ROOMS (2 EN-SUITE) \* PRIVATE COURTYARD GARDEN \* GATED OFF-STREET PARKING \* EPC: D

## Situation

Kersteman Road is a residential road conveniently located on the edge of Redland and western border of Bishopston within close proximity of the Gloucester Road, and just a mile from The Downs, some 400 acres of public open space. To the rear the house overlooks Kersteman Road Allotments, with the striking architecture of Redland Green School on the hill above.

In addition to Redland Green (Secondary) School, within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School, Colston Girls School and QEH to name but a few. The property also sits within the "Outstanding" Bishop Road Primary School and Westbury Park Primary School catchment areas and nearby are several leading independent day nurseries.

Nearby infrastructure is excellent; with the A38 / Gloucester Road providing access to the city centre (1.2 miles to Cabot Circus / 1.4 miles to the M32) and the M4 / M5 interchange a little over 5 miles to the north. Redland Train Station is a just a half mile walk from the property, connecting to Temple Meads and Parkway and from there onto the national rail network.

## For Sale Freehold

Quite simply, 3 The Cloisters is a unique and wonderfully versatile family home. Light, high ceilings, an expanse of floor space and an array of period features elevate this home from above the normal, and offer a rare opportunity for a new owner to adapt the floor space to suit their needs.







Over the last 13 years, the current owners have fully embraced the property's ecclesiastical past, highlighting many of the beautifully retained features, along with the lovingly restored masonry and exposed brickwork.

Accessed via double wooden doors from the front courtyard the sitting room is an immediate introduction to the property's scale; with a 30' pitched ceiling, stained glass window and some 30' of depth it is an impressive room and offers huge potential littered with beautifully restored period features. The travertine tiled floor flows through the ground floor, and into the equally impressive open plan kitchen beyond. This room is almost exact in its proportions, with 30' ceilings and overlooked by the mezzanine balcony above. The AGA provides a focal point, with an expanse of granite works tops stretched out over both sides of the wall space providing plenty of preparation space, and a convivial breakfast bar perfect for informal dining. There is plenty of additional space for a formal dining table, as well as plenty of space for modular seating and entertaining. A rear door leads out into the gated car park beyond.

Adjacent to the kitchen is a fitted utility room, with space and plumbing for both a washing machine and tumble dryer.

From the internal hall between both rooms there is access to a generous under stair store cupboard, ideal for coats and boots, as well as a cloakroom fitted with a low level w.c and wash basin. From the hall, bespoke wooden stairs lead up to the remaining four floors.

Over the first floor are two near identical mezzanine rooms, each with a glazed galleried balcony overlooking the space below. The current owners have adapted the whole floor for themselves, with the rear room their main bedroom, complete with stairs up to a dressing room and re-purposing the balcony as a home gym.



The front room is fitted with an en-suite shower room, and could make an ideal guest bedroom if needed; however it is currently used as a further reception room and temporary home office. An additional bathroom is accessed from the landing, creating an impressive first floor "master suite" of bedroom, dressing room, private sitting room and two bath / shower rooms.

The balconies are superb, and flood the rooms behind with natural light, as well as not just providing an exceptional recreational / entertaining space, but also a level bird's-eye view of the stunning stained glass windows and exquisite stonework.



Over the top two floors lie four further double bedrooms, served by an en-suite shower room to bedroom two and a separate family bathroom serving the remainder. Like most of the upper floors, these rooms each enjoy numerous retained period features as well as exposed wooden floorboards to the landings and bedrooms.

Overall, we strongly urge a viewing of The Cloisters. It is a size (and cubic volume!) of property rarely ever available on the open market, and given the versatility of the layout will suit families of all size and ages.

### Outside

The front courtyard is accessed from Kersteman Road via double pedestrian gates with a path leading to the property's front door. Either side of the path is finished with an "all weather lawn" giving space for a coffee table and chairs and ability to BBQ and dine outside.

To the rear, the gated parking is accessed from Cranbrook Road with off-street parking for one car, as well as a bike shed and private storage for bins.

### Services

All mains services connected. Twin gas fired boiler central heating and hot water.

Telephone and Fibre Broadband by private arrangement.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: Postcode: BS6 7DJ



# Kersteman Road, Bristol, BS6

Approximate Area = 3602 sq ft / 334.7 sq m

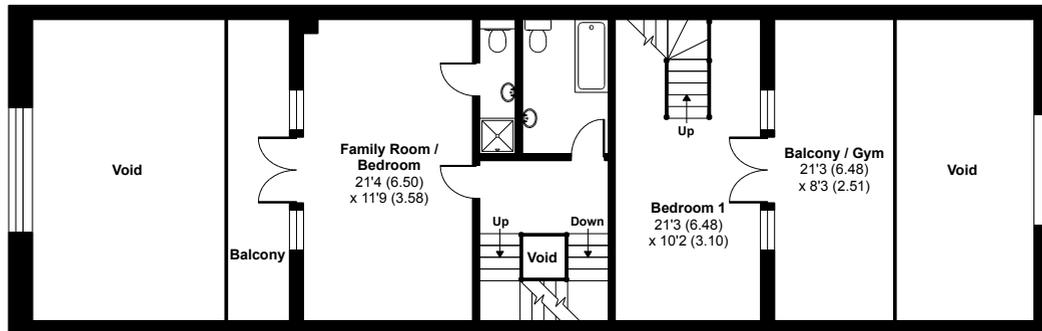
Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 3718 sq ft / 345.4 sq m

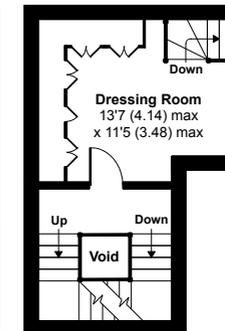
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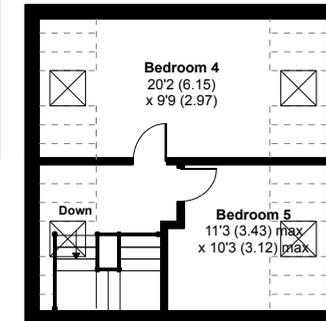
Denotes restricted head height



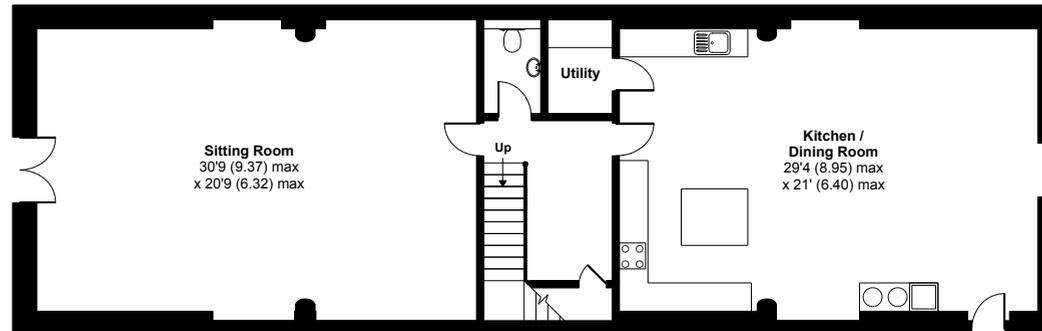
FIRST FLOOR



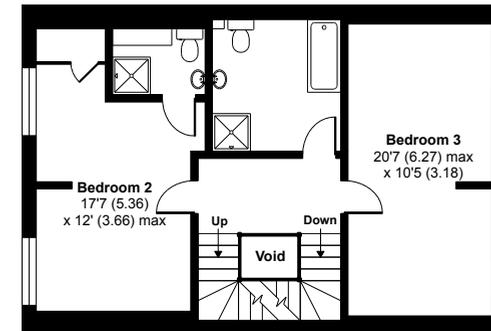
SECOND FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Rupert Oliver Property Agents. REF: 626964