



31 BURLINGTON ROAD

Redland, Bristol, BS6 6TJ





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A fabulous Grade II Listed 5-bedroom period townhouse with a one bedroom self-contained flat and fully enclosed garden.

SUPERB CIRCA 3670 SQ FT GRADE II LISTED FAMILY HOUSE * CLOSE PROXIMITY TO ST. JOHN'S PRIMARY SCHOOL * FULLY ENCLOSED FAMILY GARDEN * SELF-CONTAINED ONE BEDROOM FLAT * EXTENSIVE CELLAR * FIVE BEDROOMS IN THE PRINCIPAL HOUSE AND THREE BATH / SHOWER ROOMS * KITCHEN AND OPEN PLAN DINING ROOM * FIRST FLOOR SITTING ROOM * BEAUTIFUL RETAINED PERIOD FEATURES * EPC: D

Situation

Burlington Road is a sought-after residential road in the heart of Redland; with access to superb local amenities. To the south is the much loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars and restaurants including Bravos and Muiño. Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobby's bar and Wilsons restaurant.

Bristol is highly regarded for its educational establishments, and the house is close to St. Johns Primary School (165m). Clifton College is just 0.7 miles (with a respected nursery and Butcombe Prep School) with BGS, QEH and Clifton High School all within a mile or so.

Bristol is widely regarded as the "gateway to the West" and the M5 is 4.3 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.8 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the south west.

For Sale Freehold

31 Burlington Road is a handsome honey-coloured Grade II Listed townhouse situated in a sought-after location just to the east of Whiteladies Road and all that north west Bristol has to offer.

Accessed via a pedestrian side gate, steps lead up to the front door and into a useful entrance porch; ideal for coats and boots.







A part-glazed door leads into the entrance hall with its elegant turned-balustrade staircase leading to the floors above, and access to a fitted cloakroom (there is a bath or cloakroom on every floor of the house)

Stripped wooden floors are a feature throughout much of the house and from the entrance hall these flow into a wonderfully sociable open plan kitchen, family and dining room. Natural light pours in from oversized windows overlooking the garden (another feature throughout the house) creating a convivial space for both entertaining and day to day family needs.

The kitchen is fully fitted with a range of floor and wall mounted storage cupboards with a free-standing range cooker, dishwasher and fridge freezer.

A square arch leads through from the kitchen into the lovely family and dining room, with beautiful retained ceiling plasterwork and a working cast-iron wood burning stove.

From the entrance hall the elegant turned-balustrade staircase leads up to the first floor, with a functioning shower and cloakroom on the half-landing.

To the rear of the first floor is a full width sitting room, with a further cast-iron wood burning stove, wooden floors, retained ceiling cornice work all flooded with natural light.

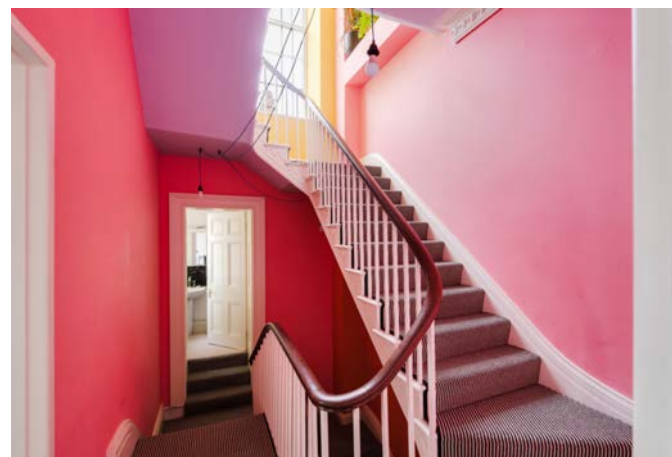
Adjacent to this is a versatile fifth bedroom, currently dressed as a study and offering new owners the option of both, given the proximity of the nearby shower room.

Upstairs is a sumptuous master bedroom suite, unashamedly occupying the entire footprint of the second floor. A large light-filled master bedroom flows through into a wonderful MOON design fitted bathroom; with its contemporary twin ended bath, his & hers sinks and oversized walk-in shower.

In turn, this flows through into a dressing room and walk-in wardrobe, with direct access out and in from the landing beyond.

The balustrade stairs continue up to the top floor, illuminated by a stunning oversized arched sash window, flooding the stairwell and both landings with natural light.

Across the top floor lie three further double bedrooms presenting an ideal "children's floor" and served by a well-appointed family bathroom.





There is access from the top floor landing into the loft providing some additional storage, as well as roof access via a Velux window.

The Flat

With its own independent access from the front of the house the lower ground floor gives access to a self-contained one-bedroom flat. A perfect space for guests, dependent family relatives or to generate a useful secondary income.

The flat benefits from its own boiler and central heating system with an entrance lobby leading into the property's generous entrance hall.

Off the hall is access to a stylish barrel ceilinged bathroom; with a period "claw & ball" foot bath, wet room style shower, a w.c and a wash basin.

There is also access, via a hatch, down stone steps to a suite of useful cellar rooms. Perfect for wine and longer term storage.

The accommodation is superb; a generous double bedroom with the old butler's dresser along one wall; and a well-proportioned sitting room, complete with a wood burning stove and fitted storage to each of the chimney alcoves.

The separate kitchen provides plenty of storage, along with a hob and oven, sink, dishwasher and washing machine.

A superb apartment away from the main house with plenty of options for any new owner to explore.

Outside

The spacious garden (circa 600 sq. ft) is walled to three sides, with a pedestrian gate leading into it from the front of the house. With the gate shut it is fully enclosed and catches much of the early morning and afternoon sun.

Laid mostly to lawn there is plenty of space for children to play, with room for a dining table, chairs and space for a BBQ and grill.

Services

Mains water, electricity, gas and drains. Gas central heating system. Flat: Mains water, electricity, gas and drains.

Full fibre "ultra-fast" broadband available.

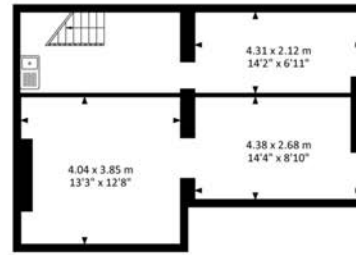
Local Authority

Bristol City Council: Tel: 0117 922 2000.
Council Tax Band: F



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Approx. Gross Internal Area
3669.10 Sq.Ft - 340.90 Sq.M



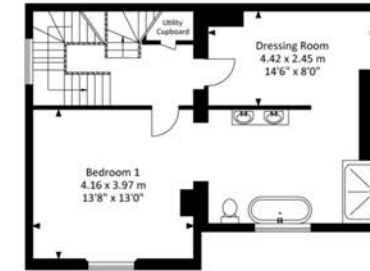
Basement



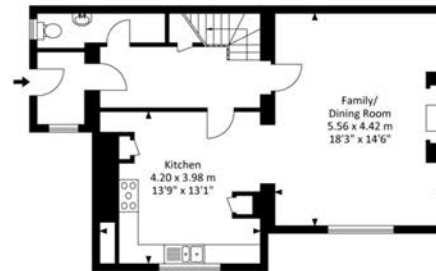
First Floor



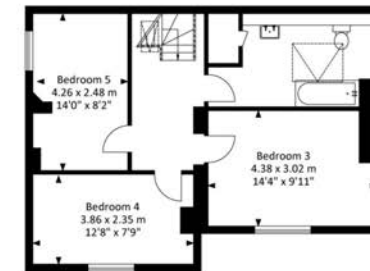
Lower Ground Floor



Second Floor



Ground Floor



Third Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

14 Waterloo Street,
Clifton, Bristol,
BS8 4BT
rupertoliver.co.uk



clear and effective property sales



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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