



£725,000

195 Cranbrook Road, Redland, Bristol, BS6
7QU

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An individual, architect designed and owned 1920's detached home in Redland.

The property features upside-down living, with four double bedrooms on the ground floor and an open plan kitchen dining and living space upstairs, opening onto the garden.

The property has a beautiful brick facade that compliments an array of original features, such as the checkerboard tiles and covered arch entrance to the twin leaf front door with stained glass lead windows.

Pass the front door into the central hallway and you first notice the original floorboards and picture rails which contrast with the modern staircase and marine ply cladding the wall to the first floor.

On the ground floor, there are two large double rooms with bay windows facing onto the property's frontage. The rooms feel elevated and set back from the street scene contributing to a sense of privacy. Features in both rooms include stripped floorboards and decorative picture rails. One room has ceiling coving, the other has a decorative fireplace.

The back bedrooms face onto the garden and are completely private. One room has a useful large storage shelf above the entrance. The middle room is currently used as a workshop and has access to the



back pathway via patio doors.

At the end of the hallway is a separate w.c with toilet and wash basin. Next door is a full bathroom featuring a bath with shower, wall-hung wash basin and toilet with concealed cistern. The room has a large window facing onto the garden and the use of natural materials has helped create a warm and pleasing environment.

Beneath the stairs is a useful storage cupboard. Head upstairs and you are met with a tremendous space with floor-to-ceiling glazing framing the garden beyond.

At 67 sq m (721 sq ft), the space is vast, yet manages to feel comfortable and cosy due to the generous use of natural finishing materials in combination with the outlook of the garden, bursting with flowers and greenery.

The kitchen consists of freestanding units and features a large gas range cooker. There is ample cupboard storage and space for further freestanding storage options if required.

The living area at the opposite end of the room is nestled into the eaves of the roof in what feels like a cosy corner.

The space offers true flexibility and could be arranged as an owner sees fit.

The glazed doors open onto a bridge across to the garden.



With no immediate neighbouring properties beyond the rear boundary, the thoughtfully planted and landscaped garden is peaceful and frequently attracts wildlife. You get a real sense of tranquillity whilst in the garden and due to its elevated position, it receives sunlight throughout the day.

There's a useful storage shed at the back of the property, accessed from the path that runs the perimeter of the building's curtilage.

This exceptional home must be viewed to be fully appreciated. It is in a brilliant location; within the Redland Green School catchment area, a 10-minute walk from Gloucester Road, and a 15-minute walk from Redland station.

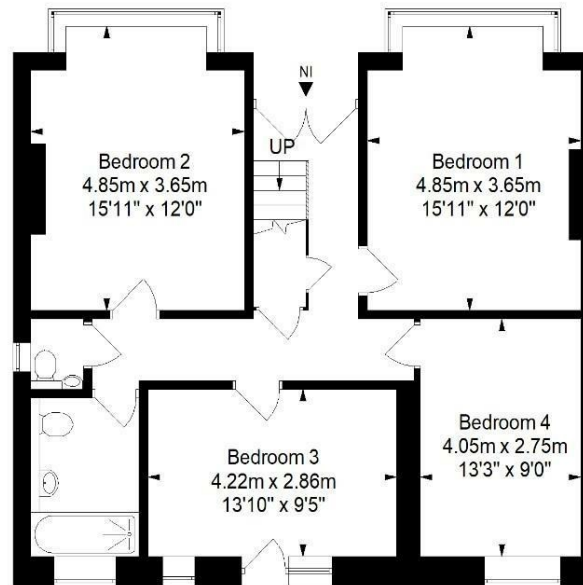




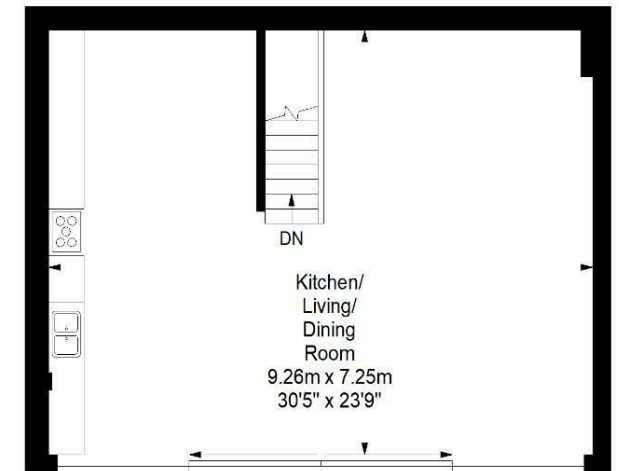


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Approximate Gross Internal Area = 147.7 sq m/ 1589.9 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print