



14 Clifton Wood Crescent, Cliftonwood

Guide Price £915,000

RICHARD
HARDING



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Cliftonwood, Bristol, BS8 4TU

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Enjoying spectacular south facing views over Bristol's harbourside, this charming 4 bedroom, 2 reception room, plus study with balcony, Victorian period townhouse offers versatile accommodation including a superb, recently extended sociable semi open-plan kitchen/breakfast/dining/living room seamlessly leading out onto an enticing south facing garden.

Key Features

- Envidable location, situated on a neighbourly and highly convenient crescent equidistant between Clifton Village and Bristol's harbourside and therefore accessible to all parts of central Bristol. Within a couple of hundred metres of the local 'The Lion' gastro pub and community park.
- There is a stylish, contemporary and well-appointed kitchen with slimline Silestone worktops and numerous Neff integrated appliances including electric/steam oven, combi microwave/oven, 5 ring gas hob, dishwasher and tall fridge/freezer.
- **Ground Floor:** reception hall, two bedrooms (one used as a workroom), study with balcony, plus large storage cupboard for bicycles, prams, tools and sports equipment.
- **Lower Ground Floor:** semi open-plan kitchen/breakfast/dining/living room, separate WC.
- **First Floor:** part galleried landing, 2 double bedrooms, smart family bath/shower room.
- **Outside:** enclosed level south facing garden providing perfect outdoor seating areas.
- New gas fired combination boiler installed in June 2023 with 10 year guarantee.
- Replacement double glazed powder coated aluminium windows and frameless glass bi-folding doors to the rear elevation.
- To be sold with no onward chain making a prompt move possible.
- A rare and most appealing period home full of natural light and offering unrivalled harbour views.





GROUND FLOOR

APPROACH: from the pavement there is a wood panelled front door with fanlight, opening to:-

RECEPTION HALL: inlaid entrance mat and wooden flooring, ornate central ceiling arch, tall moulded skirtings, radiator, simple moulded corning, ceiling light point, inset ceiling downlight. Double opening storage cupboard with cupboard above and slatted shelving. Elegant turning staircase ascending to the first floor with handrail. Part glazed door with stairs descending to the lower ground floor. Four-panelled wooden doors with moulded architraves, opening to:-

BEDROOM 4 (currently used as workroom/studio): (13'4" x 10'8") (4.06m x 3.25m) multi-paned sash window to the front elevation with working shutters, period fireplace with ornately carved mantelpiece, recesses to either side of the chimney breast, wooden flooring, tall moulded skirtings, picture rail, simple moulded corning, ceiling light point, radiator.

BEDROOM 3: (8'10" x 8'7") (2.69m x 2.61m) powder coated aluminium double glazed window to the rear elevation with views across the city including the harbour. Vertical style radiator, moulded skirtings, coved ceiling, ceiling light point. Double opening built-in wardrobe.

STUDY: (13'7" x 8'1") (4.14m x 2.46m) glazed powder coated aluminium frameless glass-curtain doors overlooking the harbour and opening externally onto a Balcony with ample space for garden furniture and providing panoramic views. Wooden flooring, period fireplace with ornately carved mantelpiece. Double opening boiler Cupboard with wall mounted Vaillant gas fired combination boiler. Moulded skirtings, vertical style radiator, coved ceiling, inset ceiling downlights, ceiling light point.

STORAGE CUPBOARD: Very large storage cupboard with several levels, and space for two full sized bicycles or prams, sports equipment, backpacks, tools and garden furniture

LOWER GROUND FLOOR

SEMI OPEN-PLAN LIVING/DINING ROOM: (27'9" x 14'2" max including stairwell) (8.45m x 4.31m) loosely divided as follows:-

Living Area: (14'1" x 12'3") (4.29m x 3.73m) part stained glass upvc double glazed window to the front elevation with overlight, tiled flooring, inset ceiling downlights, vertical style radiator, mains switchboard control cupboard. Open to:-

Dining Area: (14'4" x 12'5") (4.37m x 3.78m) powder coated aluminium frameless glass curtain double glazed doors overlooking and opening externally to the rear garden, chimney breast with recesses to either side, tiled flooring, two vertical style radiators, inset ceiling downlights, ceiling light points, useful downstairs storage cupboard. Four-panelled doors with moulded architraves, opening to:-

SEPARATE WC: low level dual flush wc, wall mounted wash hand basin with mixer tap and splashback tiling, tiled flooring, inset ceiling downlights, extractor fan.

KITCHEN/BREAKFAST ROOM: (19'6" x 8'0" decreasing to 7'0") (5.94m x 2.44m/2.13m) comprehensively fitted with an array of handle-less and soft closing base and eye level units combining drawers and cabinets. Roll edged slimline Silestone worktops with matching upstands and LED pelmet lighting. Undermount 1 ½ bowl stainless steel sink with Quooker swan neck pressure tap (providing boiling water and filtered water). Integral integrated Neff appliances including electric/steam oven, combi microwave/oven, 5 ring gas hob, dishwasher and tall fridge/freezer. Concealed stacker space and plumbing for washing machine and tumble dryer. Tiled flooring, vertical style radiator, slate breakfast bar, inset ceiling downlights, extractor fan with integral lighting. Powder coated aluminium frameless glass curtain glazed doors with floor to ceiling windows to side overlooking and opening externally to the south facing landscaped rear garden.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying plenty of natural light via Velux window, moulded skirtings, ceiling light point, useful storage cupboard with shelving, loft access. Four-panelled doors with moulded architraves, opening to:-

FAMILY BATH/SHOWER ROOM/WC: (13'6" x 7'2") (4.11m x 2.18m) freestanding bath with mixer tap and handheld shower attachment. Low level dual flush wc. Pedestal wash hand basin with mixer tap. Walk-in style shower cubicle with low level shower tray, built-in shower unit, handheld shower attachment and an overhead waterfall shower. Tiled flooring and walls, two heated towel rails/radiators, period fireplace with ornately carved mantelpiece, coved ceiling, inset ceiling downlights, extractor fan. Useful airing cupboard with slatted shelving. Loft access. Powder coated aluminium double glazed window with grandstand views across the harbour and city.

BEDROOM 1: (15' 0" x 13' 5") (4.57m x 4.09m) having a pair of multi-paned sash windows to the front elevation with panelled reveals. Period fireplace with ornately carved mantelpiece and slate hearth. Painted wooden floorboards, recesses to either side of the chimney breast, moulded skirtings, coved ceiling, radiator, inset ceiling downlights, ceiling light point.



BEDROOM 2: (14'7" x 13'2") (4.44m x 4.01m) powder coated aluminium double glazed window to the rear elevation with exceptional views, high sloping ceiling with Velux window and mezzanine area with further eaves storage, moulded skirtings, inset ceiling downlights, wall light point, vertical style radiator, period fireplace with ornately carved mantelpiece, double opening built-in wardrobe.

OUTSIDE

REAR GARDEN: (45' 0" x 15' 0") (13.71m x 4.57m) enjoying a glorious southerly orientation and exceptional views towards the harbour and across the city towards rolling countryside in the distance. Immediately to the rear of the house and accessed via the dining area and kitchen/breakfast room there is a slate patio with ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden has been designed for ease of maintenance with central Scottish river pebbled area having slate pathway and deep raised borders to either side featuring an array of flowering plants and mature shrubs. The remaining section of the garden is a combination of stone paving and slate with further space for table and chairs. Enclosed on three sides by stone walling with a combination of slatted wood fencing and cedar wood posts and stainless steel wires for climbing plants. Outside water tap, lighting and two electricity points.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. We understand that there is also a perpetual yearly rent charge of £2.0s.0d p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

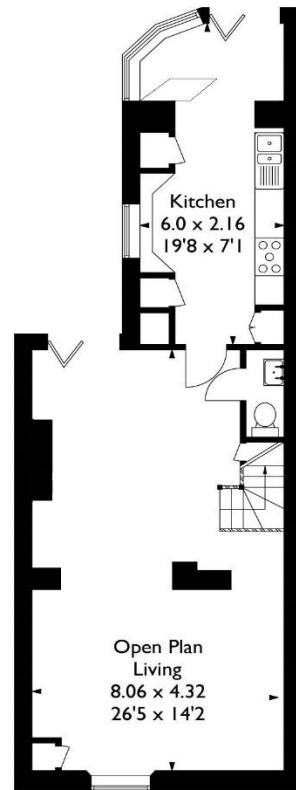
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



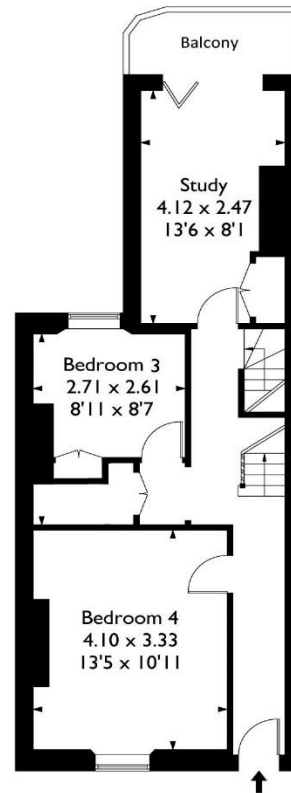


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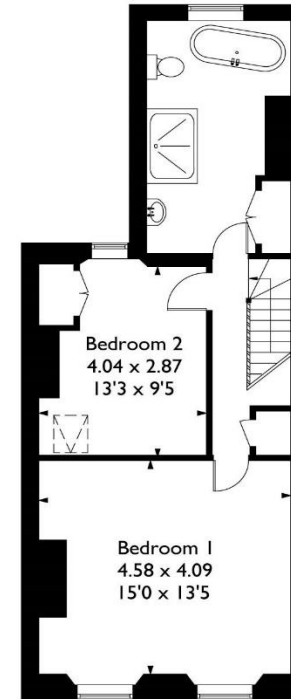
Approximate Total Area 140.9sq m / 1516.5 sq ft



Lower Ground Floor



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.