



5 Charlotte Street South, Brandon Hill

Guide Price £1,175,000

RICHARD  
HARDING







# 5 Charlotte Street South,

Brandon Hill, Bristol, BS1 5QB

RICHARD  
HARDING

**A stunning 4/5 bedroom, 3/4 reception room period family home, offering breathtaking views over Brandon Hill Park at the front and St George's Church at the back, flexible accommodation and a level rear garden with useful gate pedestrian access lane.**

## Key Features

- Within an enviable, leafy location, tucked away in a highly convenient, central situation just off Park Street, yet enjoying the peace and tranquillity and wonderful views over Brandon Hill Park. All central areas are accessible on foot, making this a great location to enjoy the city.
- Superb restaurants, cafes, shops, St George's Concert Hall, and other local amenities are also on your doorstep.
- Excellent schools are also nearby including Bristol Grammar School, QEH and Cathedral School.
- Versatile accommodation arranged over four floors with a large sociable kitchen/breakfast room, an elegant first floor drawing room with exceptional views, 4 bedrooms (one with ensuite), a family bathroom and a superb lower ground floor family entertainment room.
- Flexible and enticing Victorian family home with a welcoming atmosphere in a highly sought-after location.





## **GROUND FLOOR**

**APPROACH:** via garden gate and cobbled pathway with steps leading up to the attractive main front door to the house.

**ENTRANCE VESTIBULE:** high ceilings with ceiling corning, tiled flooring and part glazed door leading through into the:-

**RECEPTION HALLWAY:** a welcoming entrance hall with high ceilings, ceiling coving, picture rail, wide oak floorboards, radiator, staircase rising to first floor landing and descending to the lower ground floor. Doors lead off to kitchen/breakfast room, sitting room and second reception room (currently used as a home office) as well as a cloakroom/wc.

**KITCHEN/BREAKFAST ROOM: (18'0 x 14'0) (5.49m x 4.26m)** wonderful, sociable kitchen/dining space with hand built painted kitchen with base and eye level units and granite worktop over. Inset 1½bowl ceramic sink, plumbing and appliance space for range cooker, dishwasher and larder style fridge. Various built-in cupboards, open shelving a plate rack. Ample space for dining furniture. Wide oak floorboards, radiator. Large bay window to front elevation comprising three sash windows offering a lovely outlook into Brandon Hill Park.

**GARDEN ROOM: (13'5" x 9'5") (4.10m x 2.87m)** cosy reception room with high ceilings, ceiling corning and picture rail, feature brick chimney recess, built-in book shelving to alcoves, radiator and part glazed door to rear elevation accessing a wrought iron balcony with steps leading down to the rear garden and offering a wonderful view over St George's and towards the city centre.

**STUDY/BEDROM 5: (13'3" x 7'8") (4.0m x 2.34m)** ceiling coving, wood panelled walls, built-in book shelving wooden flooring, sash window to rear overlooking the rear garden.

**CLOAKROOM/WC:** low level wc, wash hand basin with cupboard beneath.

## **FIRST FLOOR**

**LANDING:** doors leading off to principal reception room, two double bedrooms (one accessed from mezzanine landing) and family bathroom, and a door accessing a half flight of stairs leading into a further bedroom.

**DRAWING ROOM: (18'10" x 13'7") (5.75m x 4.13m)** a glorious room spanning the width of the property and currently arranged as the principal reception room. With high ceilings, ceiling coving, three large sash windows to front offering a lovely view over Brandon Hill Park. Attractive fireplace with wood burning stove, marble surround/mantle and slate hearth. Exposed stripped floorboards and radiator.

**BEDROOM 1: (13'5" x 9'10") (4.10m x 3.0m)** double bedroom with recessed built-in wardrobes with storage cabinets beneath. Large sash window to rear elevation offering a wonderful city scape view. Painted floorboards, radiator.

**BEDROOM 2: (13'9" x 8'6") (4.2m x 2.6m)** accessed off lower mezzanine landing. Double bedroom with sash window to rear elevation, built-in wardrobe and radiator.

**BATHROOM/WC:** white suite comprising panelled bath with mixer taps and shower attachment, low level wc and pedestal wash handbasin. Part tiled walls, tiled floor, heated towel rail, window to side elevation.

## **SECOND FLOOR**

**BEDROOM 3: (13'9" x 8'6") (4.20m x 2.6m)** a wonderful split level space with the attic mezzanine, currently used as a double bedroom with dressing/study area on the lower level with sash window to the rear elevation offering spectacular city scape views. The upper mezzanine has vaulted ceilings, dormer window to side elevation, painted floorboards, radiator, eaves storage cupboards.

## **LOWER GROUND FLOOR**

**LANDING:** central landing and utility area with range of base units with granite worktop over housing an inset sink and drainer unit, plumbing and appliance space for washing machine and drinks fridge. Door accessing useful understairs storage cupboard. Doors off to further bedroom with ensuite and a lower ground floor reception room. This provides the lower ground floor with great flexibility for guests or dependent relative depending upon familial requirements.

**RECEPTION ROOM 3: (16'7" x 16'5") (5.05m x 5.0m)** converted (in 2022) from a former undercroft garage to a fabulous basement reception room (currently utilised a family entertainment/cinema room). Bay window to front elevation with three







sash window, parquet wood flooring, wood panelling to dado height, inset spotlights, and sliding doors accessing storage cupboards.

**BEDROOM 4: (12'11" x 9'1") (3.93m x 2.77m)** double bedroom with window to rear, parquet oak flooring, contemporary upright radiator and door accessing:-

**Ensuite Bath/Shower room:** white suite comprising claw foot roll edged free standing bath, shower enclosure, pedestal wash basin, low level wc, heated towel rail and door accessing boiler cupboard housing a floor standing central heating boiler and pressurised hot water cylinder. Part glazed door accessing the rear garden.

## OUTSIDE

**FRONT GARDEN/FORECOURT:** the property is located within the central parking zone with a permit possible for street parking upon application.

**REAR GARDEN: (18'0 x 13'0) (5.49m x 3.96m)** lovely level town garden mainly laid to flagstones with flower borders containing various plants and shrubs, and useful pedestrian gated side access lane- perfect bicycle access etc.

## 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. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### 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>

3. The photographs may have been taken using a wide angle lens.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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		83 B
69-80	C		
55-68	D	61 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.



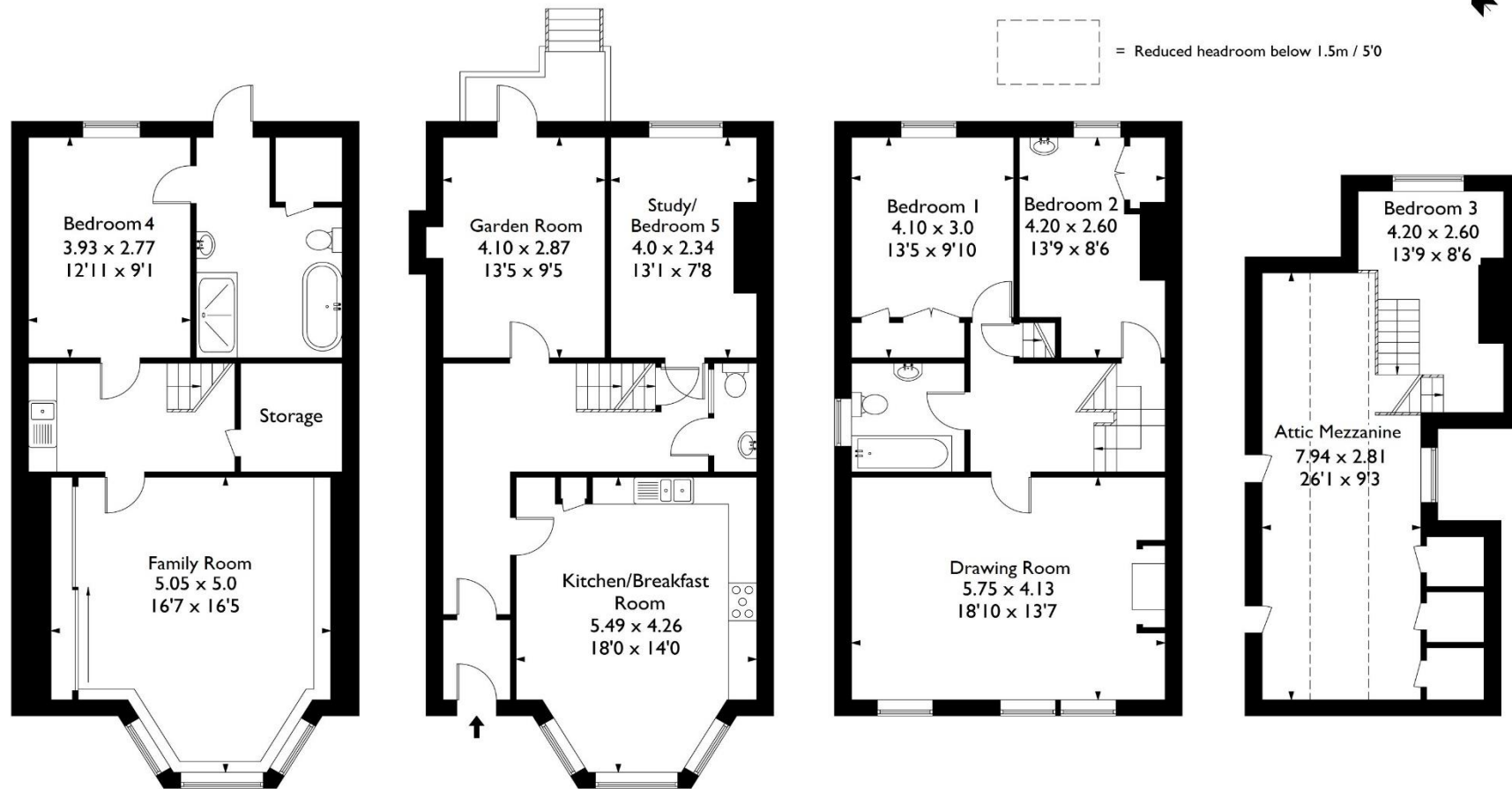
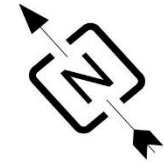






# Charlotte Street South, Bristol BS1 5QB

Approximate Gross Internal Area 213.90 sq m / 2302.30 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second 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.