



Hall & Lower Ground Floor Maisonette, 2 Wetherell Place  
Guide Price £975,000

RICHARD  
HARDING



# Hall & Lower Ground Floor Maisonette, 2 Wetherell Place, Clifton, Bristol, BS8 1AR

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Situated in a prestigious Clifton location, a golden opportunity to acquire a substantial three-bedroom maisonette offering in excess of 2,700 sq. ft. of internal space, occupying the hall & lower ground floor of a striking grade II listed Georgian building. Rarely seen to the market, this 'one of a kind' property benefits from a large private rear garden, as well as use of its very own private front garden and a private side entrance alongside use of two allocated parking spaces.

## Key Features

- A maisonette of remarkable character in a first-class location. Generously proportioned with high ceilings throughout whilst retaining an abundance of period features.
- Nestled in a convenient and desirable Clifton location within striking distance of the Village, an exceptionally well proportioned three-bedroom maisonette spread over the hall & lower ground floor of this handsome Grade II listed Georgian building. Its generous internal and external dimensions, combined with a private side entrance, result in an atmosphere reminiscent of a house rather than an apartment.
- Benefits from a large private rear garden with private side access out onto the car park, to the front elevation the property has a pretty and easy to maintain private front garden.
- Access to two allocated off-street parking spaces (by private arrangement with the management company\*)
- Impressive 25'6 x 16'10 drawing room with leafy outlook over the large private rear garden.
- Three bathrooms (including master with en-suite)
- Various storage options throughout via large cupboards & vault stores.

## HALL FLOOR

**APPROACH:** the property is accessed from pavement via a wooden panelled communal door which is accessed up two concrete steps, through covered porch area and across bridge over the private front garden, which is enclosed by metal railings, to a four-panelled communal wooden front door with intercom entry system, leading into:-

**COMMUNAL ENTRANCE HALLWAY:** (\* this area is owned by the subject property but there is a communal right of way for the upper maisonette to use this space \*). A well maintained space laid with fitted carpet, staircase to the upper maisonette and large double height store cupboard. Immediately in front of you is the private entrance for the subject property accessed via a four-panelled wooden front door, opening to:-





**ENTRANCE HALLWAY:** a bright and well maintained space providing access off to the principal rooms of this level including the drawing room, second reception room, open plan kitchen/dining space and ground floor bathroom/wc. Laid with fitted carpet, picture rail, multiple light points, intercom entry system, carbon monoxide/smoke alarm, plenty of natural light coming in from the side elevation via single sash window (with secondary glazed panel). Carpeted staircase with wooden balustrade descends down to the lower ground floor.

**OPEN PLAN KITCHEN/DINING SPACE: (19'4" x 16'9") (5.89m x 5.11m)** an exceptionally large space with plenty of natural light coming in from the front elevation via three large single sash windows (with secondary glazing installed by the current owners) with working wooden shutters and a pleasant outlook across the private front garden. Laid with beautiful stripped wooden floorboards, picture rail, moulded skirting boards, two column radiators, space for freestanding fridge/freezer, multiple light points.

**Kitchen Area:** fitted with an array of wall, base and drawer units with beautiful square edged solid wooden worktops over, space for gas range cooker with 5 ring gas hob over, wall mounted extractor hood, integrated dishwasher, double Belfast sink with stainless steel swan neck mixer tap and controls over, solid wooden splashbacks behind sink. Freestanding island unit.

**Dining Area:** with space for 6/8 seater dining table dependent upon ones needs, stylish exposed plasterwork and decorative emerald tiled splashbacks.

**DRAWING ROOM: (25'6" x 16'10") (7.77m x 5.13m)** a breathtaking and large drawing room of a size rarely seen in flats notable for its exceptionally high ceiling (11'11"/3.63m) making the room seem even larger than it is; laid with stripped wooden floorboards, two gas radiators, plenty of natural light coming in from the rear elevation via three large single sash windows (with secondary glazed layer) set into bay with working wooden shutters and a really lovely leafy outlook across the private rear garden, moulded skirting boards, multiple light points, picture rail, internet point, tv point, period ceiling corning, chimney recess with tiled hearth and marble surround.

**SECOND RECEPTION ROOM: (16'10" x 14'9") (5.13m x 4.50m)** a versatile room currently utilised as an additional living room but potentially could be a dining room or perhaps another bedroom dependent upon ones needs; laid with fitted carpet, radiator, various wall mounted fixed shelving units, chimney recess with marbled hearth and marble surround, picture rail, moulded skirting boards, dado rail, plenty of natural light coming in from the rear elevation via an exceptionally large multi-paned single sash window (with layer of secondary glazing) with working wooden shutters and a pleasant leafy outlook across the private rear garden, multiple light points.

**SHOWER ROOM/WC:** laid with tiled flooring, low level wc, Belfast sink with stainless steel tap and controls over, large shower fitted with wastewater heat recovery to save energy with stainless steel wall mounted shower head and controls over, glass shower screen. Plenty of natural light coming in from the side elevation via a partially frosted single sash window (secondary glazed layer over) plus a degree of light coming in from above via a frosted Velux skylight. Blue wall tiling on three sides, light point.

## LOWER GROUND FLOOR

**LANDING:** carpeted staircase descends to lower ground floor landing. Doors to the principal rooms of this level including master bedroom with en-suite, bedroom 2, bedroom 3, storage vault, family bathroom and storage cupboard. Radiator, light point, large understairs storage cupboard handy for suitcases etc. moulded skirting boards.

**BEDROOM 1: (18'10" x 12'0") (5.74m x 3.66m)** an exceptionally large master bedroom with more than enough space for a king size bed, desk, wardrobes etc. dependent upon one's needs; laid with fitted carpet, beautiful fitted wardrobes on two sides, moulded skirting boards, radiator, ceiling light point, plenty of natural light coming in from the front elevation via two large multi-paned single sash windows (with layer of secondary glazing) overlooking the private front garden. Wooden door with stained glass insert opens to:-

**En-Suite Shower Room/WC:** beautiful tiled walls and flooring, rainfall shower and separate wall mounted stainless steel shower head with controls, hand wash basin with stone bowl sink with stainless steel tap over, dado rail, wc, towel radiator, inset ceiling downlights. Plenty of natural light coming in from the front elevation via single sash partially frosted window.

**BEDROOM 2: (22'2" x 13'7") (6.76m x 4.14m)** laid with beautiful stripped maple floorboards, moulded skirting boards. The room is flooded with natural light from the rear elevation via multi-paned casement windows (with layers of secondary glazing) and two French doors which lead out to a small patio area, where a staircase ascends to the garden. Painted radiators, two light points.





**BEDROOM 3: (16'5" x 6'3") (5.00m x 1.91m)** accessed via a painted stable door; laid with fitted carpet, moulded skirting boards, light point, wall mounted shelving units, partially frosted oval light well to the side elevation.

**FAMILY BATHROOM/WC:** laid with stunning tiled flooring, dual flush wc, hand wash basin with stainless steel taps over, wood panelled bath accessed up stone step etched into vault, light well with single sash window providing natural light through, two light points, radiator, moulded skirting boards.

**STORAGE VAULT:** a really useful large storage vault currently used for storing ladders, paint etc. Light point.

**UTILITY CUPBOARD:** space for freestanding washer/dryer, various wall mounted shelving units, light point.

## OUTSIDE

**FRONT GARDEN:** accessed through gate from porch to a small but easily maintained private front garden, laid to concrete patio and enclosed by high wall boundaries which provide a degree of tranquillity and privacy. Ample space for garden table and chairs providing a perfect alfresco dining area. Stone steps descend down to the lower half of this front garden which is the same height as the lower ground floor with useful vaults and storage space. Planted sloping terrace viewed from the master bedroom.

**REAR GARDEN:** accessed from bedroom 2 via French doors; staircase with iron railings ascends to the main private rear garden; a truly remarkable space with borders containing a variety of mature shrubs, plants and trees providing a degree of privacy, enclosed on one side with wooden fencing with brick boundary walls to the rear and the other side elevation. At the rear of the garden is a patio space with garden shed. Secondary private entrance accessed via wooden gate leading into car park.

**PARKING:** access to two parking spaces (by private arrangement with the management company\*)

## 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 Leasehold for the remainder of a 999 year lease from 25 March 1985. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is no formal service charge for the property. It is understood that any required maintenance and building works are done on an as and when basis by mutual agreement and shared contributions. This information should be checked by your legal adviser.

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

### **PLEASE NOTE:**

1. **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.
2. **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.

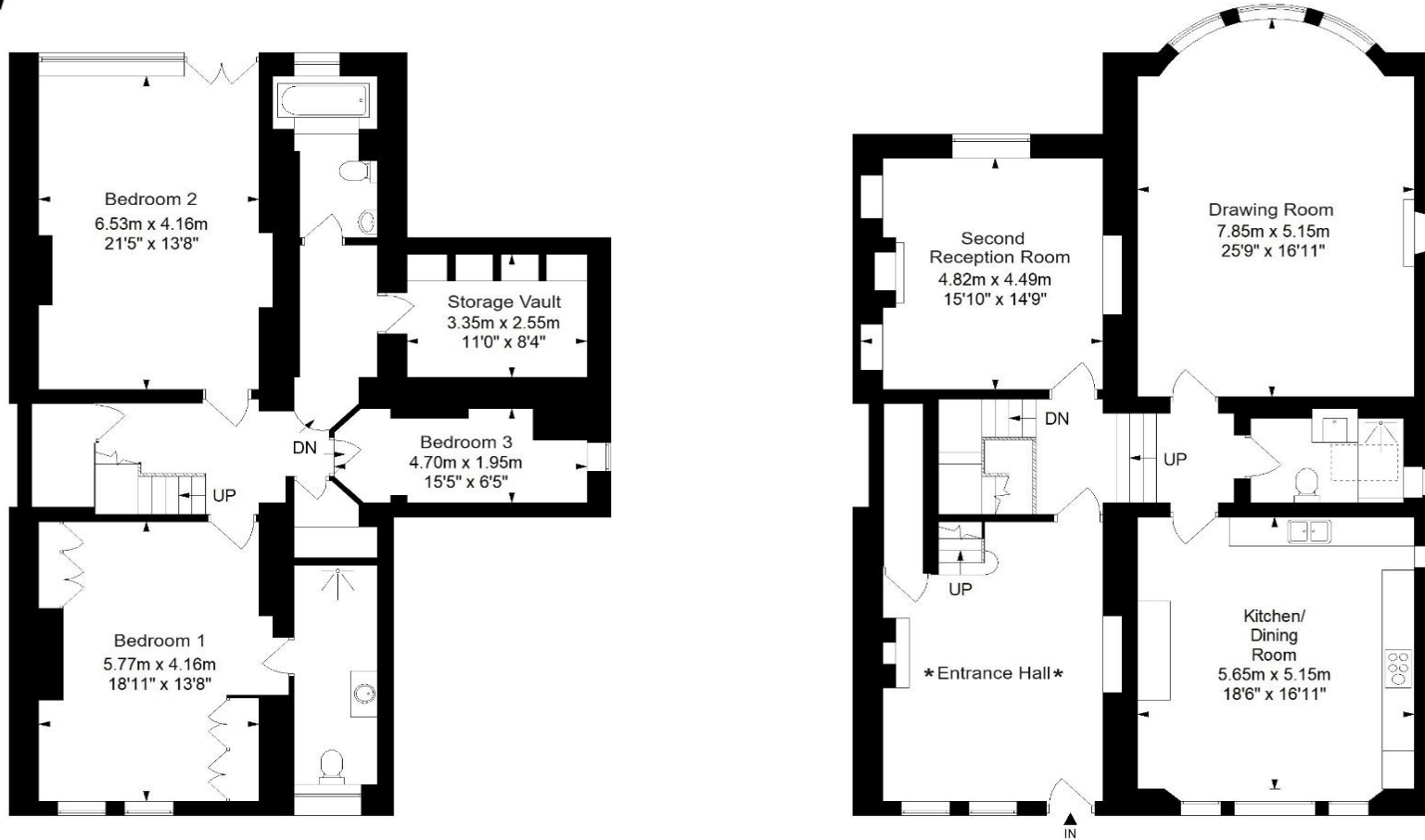






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Approximate Gross Internal Area = 253.2 sq m/ 2725.5 sq ft (\*including entrance hall \*)



**Lower Ground Floor**

**Ground Floor**

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