



166 St. Michaels Hill, Kingsdown

Guide Price £1,850,000

RICHARD
HARDING



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Kingsdown, Bristol, BS2 8DE

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Set within a magical walled garden (80ft x 70ft) in a hidden location within the historic Kingsdown: a gorgeous Gothic revival style grade II listed Victorian period family house with additional detached two-storey cottage (presently utilised as a short-term rental with projected income of at least £31,000 per annum) and separate outbuilding.

Key Features

- Built circa 1860, with the main house offering 5 double bedroom, 3 reception room, 3 bath/shower room accommodation which is beautifully balanced and generously proportioned retaining an abundance of classical period features. Stylish and light filled dual aspect kitchen/breakfast room with sleek gloss handless cabinetry, Corian worktops, slate flagged flooring and an Everhot cooker.
- An attractive 1 double bedroom two-storey cottage with independent access is also included and offers potential for working from home, separate accommodation for dependent relatives / independent teenagers or for renting out / Airbnb etc., indeed it is presently being run as a popular and successful Airbnb providing a separate income stream (projected to be between £31,000 and £38,000 per annum).
- The house is unquestionably one of the best imaginable for parties and socialising with a natural flow and pull from within to the lush and profusely stocked garden. During their stewardship the owners have planted hundreds of plants, shrubs and trees to ensure colour and scent from March right through until November. To name but a small selection these include tulips, daffodils, hydrangeas, roses, delphiniums, lupins, salvias, cistus, irises, fruit trees (pear, apple and plum) and a wisteria. There are multiple sitting out areas from which to enjoy the varying outlooks and a useful outbuilding.
- This hidden gem enjoys a convenient position on the doorstep of so much and yet tucked away as if on a separate plane to the life around it. It is close to Bristol University, BRI / main hospital complex, BBC and the local shopping facilities on High Kingsdown, Cotham Hill and Whiteladies Road. Cotham School, St Michael's on the Mount C of E Primary School and St Peter and Paul RC Primary School are close by with the independent Bristol Grammar and QEH Schools a little further afield.
- **Ground Floor:** reception hall, sitting room, kitchen/breakfast room, rear hall, utility room, snug, conservatory/garden room, cloakroom/wc.
- **First Floor:** landing with windows opening onto full width balcony, 3 double bedrooms, family bath/shower room, separate shower room.
- **Second Floor:** landing, 2 further double bedrooms, shower room.
- **Detached Cottage:** sitting room/kitchen, double bedroom, shower room.
- **Outside:** an oasis of green – 80ft x 70ft walled garden with various sitting out areas, outbuilding and off street parking space.
- A most unexpected, exceptional and uplifting find in a highly convenient location.





GROUND FLOOR

APPROACH: walk to the left hand side of the Highbury Vaults public house across flagstone walkway and off street parking for one vehicle behind which you will find a green painted door with intercom system which opens into the grounds of No. 166 (it feels like stepping into Narnia) via pennant flagstone whitebell walkway which leads round to the left and so to the front of the property and the solid wooden front door which opens into:

RECEPTION HALL: (17'8" x 7'2" including staircase) (5.38m x 2.18m) ceiling cornice, dado rail, oak wooden floorboards, inset floor mat, understairs storage cupboard, radiator, glazed wooden door provides access to rear hall, and doors lead off to the sitting room and the kitchen/breakfast room and staircase with stripped wooden handrail rises to half landing and so onto the first floor landing.

SITTING ROOM: (17'11" into chimney recess x 15'0") (5.48m x 4.57m) ceiling cornice and picture rail, floor to ceiling windows to two elevations, oak floorboards, fireplace with marble surround, slate hearth and wood burning stove, cupboards and wooden shelves to chimney recess, contemporary tall radiator.

KITCHEN/BREAKFAST ROOM: (17'11" x 14'9") (5.47m x 4.50m) ceiling cornice, floor to ceiling windows to two elevations, flagstone floor, Porcelanosa kitchen with Corian work surfaces and Alan Wallwork tiled splashbacks, built in electric oven, gas hob with Elica extractor hood and light and separate Everhot electric double oven and hot plate, 1½ bowl sink unit with drainer and mixer tap.

REAR HALL: walnut engineered floor boards, radiator and doors lead off to the utility, cloakroom/wc, snug, conservatory/garden room and also back into the reception hall and externally to the side elevation and so to the cottage. Entry intercom point.

UTILITY: (11'5" x 5'5" min) (3.48m x 1.65m) range of units with stainless steel work surface, shelving, double glazed windows to side elevation, space for fridge/freezer, Vaillant gas boiler. Walnut engineered floorboards.

SNUG: (12'10" x 11'2" into chimney recess) (3.91m x 3.40m) built in book cases, walnut engineered floorboards, wood burning stove, double glazed windows and door leading to the conservatory/garden room, radiator.

CONSERVATORY/GARDEN ROOM: (14'11" x 8'2") (4.54m x 2.49m) double glazed wooden doors to the front elevation, glazed roof, quarry tiled floor, large shelved storage cupboard – great space for coats, boots, surf boards, hobbets etc.

CLOAKROOM/WC: space for cloaks leads through to pedestal wash hand basin, low level wc, extractor fan and radiator.

FIRST FLOOR

LANDING: ceiling cornice, floor to ceiling windows with decorative surrounds open onto full width covered wooden balcony (14'3" x 3'8") (4.34m x 1.12m) overlooking the rear garden. Two tall contemporary radiators. Staircase descends to rear half landing and also rises to second floor landing.

BEDROOM 1: (front) (17'10" into chimney recess x 15'2") (5.46m x 4.60m) ceiling cornice, floor to ceiling windows to two elevations one of which has secondary glazing, two wall light points, tall contemporary radiator, walk-in dressing area with built-in wardrobes.

BEDROOM 2: (front) (17'11" into chimney recess x 15'1") (5.44m x 4.52m) ceiling cornice, period fireplace with Carrara marble surround and cast iron insert, floor to ceiling windows to two elevations, tall contemporary radiator.

REAR HALF LANDING: ceiling skylights, radiator and doors radiate off to bedroom 3, bathroom/wc, separate wc and laundry room.

BEDROOM 3: (rear) (10'8" x 10'4") (3.25m x 3.15m) two windows to side elevation, radiator.

LAUNDRY ROOM: (10'5" x 4'1") (3.18m x 1.24m) double glazed window to side elevation, plumbing for washing machine and space for dryer, pulley system to hang clothes and another rack for shirts.

FAMILY BATH/SHOWER ROOM/WC: (14'5" x 10'3" min to chimney breast) (4.39m x 3.12m) double width walk in style shower with low level shower tray, built in shower units, hand held shower attachment and 'His and Hers' waterfall style overhead showers. Freestanding bath with floor mounted mixer tap. Low level dual flush wc with concealed cistern. Wash hand basin with mixer tap and double opening cupboard below. Extensive wall tiling, tiled flooring, period fireplace, double glazed wooden windows to side elevation, radiator, inset ceiling downlights, extractor fan. **Airing cupboard** housing Megaflo tank.

WETROOM STYLE SHOWER ROOM/WC: window to side elevation, built in shower unit and waterfall style overhead shower, low level dual flush wc with concealed cistern, wash hand basin with mixer tap, bevelled edge wall tiling, heated towel rail/radiator.

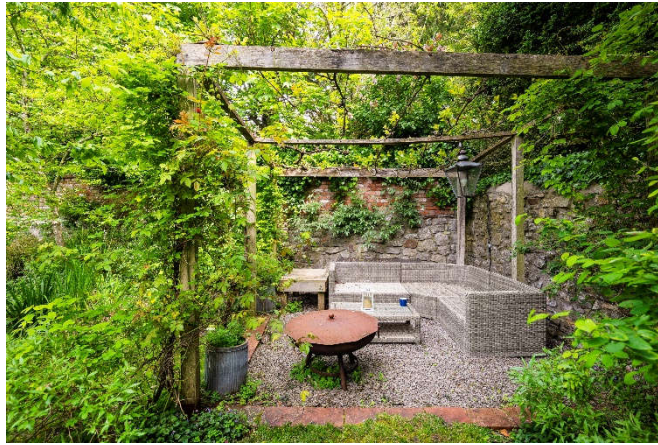
SECOND FLOOR

LANDING: doors radiate off to bedrooms 4 and 5 and to shower room/wc.

BEDROOM 4: (14'7" x 11'5" measured into sloping ceiling at min ceiling height 3'4") (4.45m x 3.48m/1.02m) double glazed windows set in chapel style arch to front elevation and double glazed window to side elevation, radiator, built-in wardrobes.

BEDROOM 5: (15'0" x 13'8" measured into sloping ceiling at min ceiling height of 3'4") (4.57m x 4.17m/1.02m) double glazed windows set in chapel style arch to front elevation and double glazed window to side elevation, radiator, built-in wardrobes.

SHOWER ROOM/WC: (7'4" x 5'5") (2.24m x 1.65m) double glazed windows to front elevation, white suite comprising low level wc, pedestal wash hand basin with tiled splashback, shower cubicle with mains fed shower. Radiator.



DETACHED COTTAGE

This two-storey building pre-dates the original house but was substantially rebuilt by previous owners. Separate access to this is afforded via a pedestrian doorway to the rear of the property which opens onto High Kingsdown thereby affording a degree of privacy should the owners wish to separate the occupation of the house and the cottage. The cottage offers:

DETACHED COTTAGE – GROUND FLOOR

SITTING ROOM/KITCHEN: (26'3" x 10'7") including staircase and understairs cupboard (which contains the gas boiler) (8.01m x 3.24m) Open plan kitchen/sitting room with oak floorboards, contemporary radiators, intercom point, sliding double glazed doors to the front elevation and wooden staircase rises to **first floor landing**. Run of base units with built in fridge and induction hob, butchers block style wooden surface with glass splashbacks, stainless steel sink unit with drainer and mixer tap.

DETACHED COTTAGE – FIRST FLOOR

DOUBLE BEDROOM: (16'10" x 11'4") (5.13m x 3.45m) double glazed window to front elevation, contemporary radiator.

SHOWER ROOM/WC: (7'4" x 6'1") (2.24m x 1.85m) white suite comprising low level wc, pedestal wash hand basin with tiled splashback, recessed shower cubicle with extensive wall tiling and mains fed shower, extractor fan, contemporary radiator, double glazed windows.

OUTSIDE

PARKING SPACE: space for one car.

REAR GARDEN: (circa 80ft x 72ft) (24.38m x 21.95m excluding further side patios) an extraordinary sense of calm pervades this delightful garden, mainly laid to lawn surrounded by numerous deep beds and banks containing a plethora of flowering plants, shrubs, bushes and trees. Numerous sitting out areas to enjoy the sun as it moves round including flagstone patios and not to mention the full width first floor balcony. High stone brick boundary walls surround the property, rear pedestrian access onto High Kingsdown.

Garden shed: (9'10" x 6'5") (3.00m x 1.96m).

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.

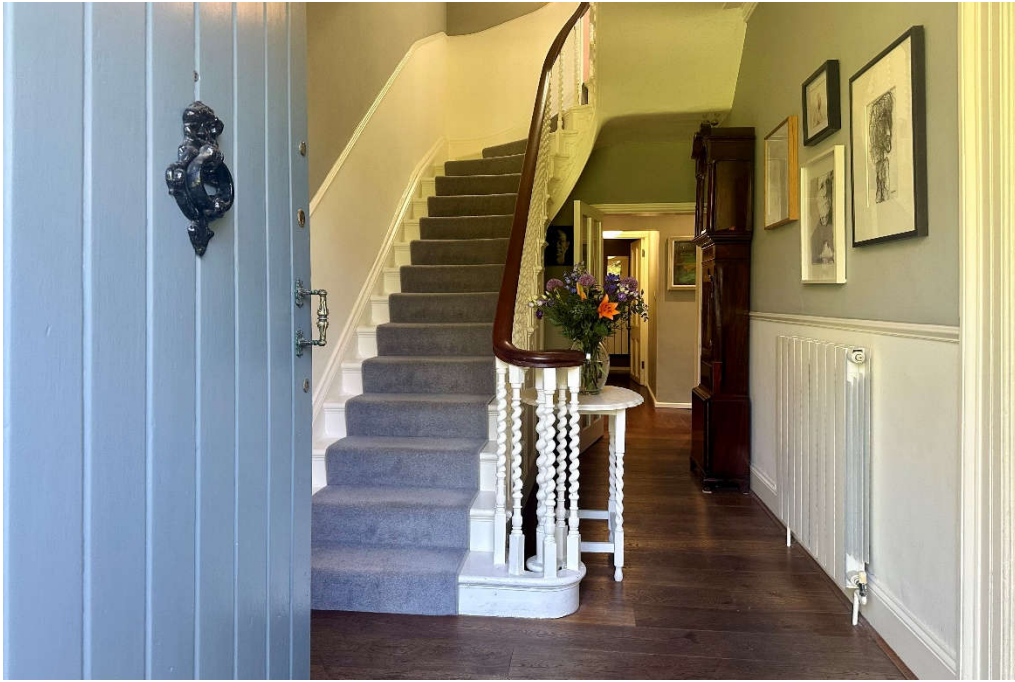
TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council tax Band: G

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.

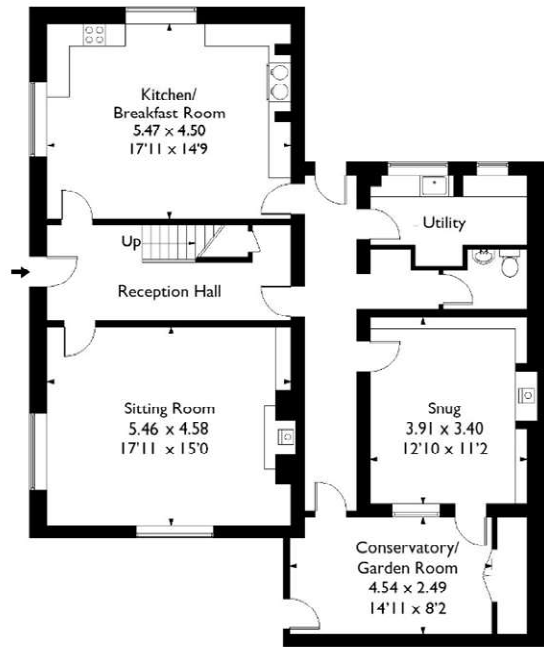




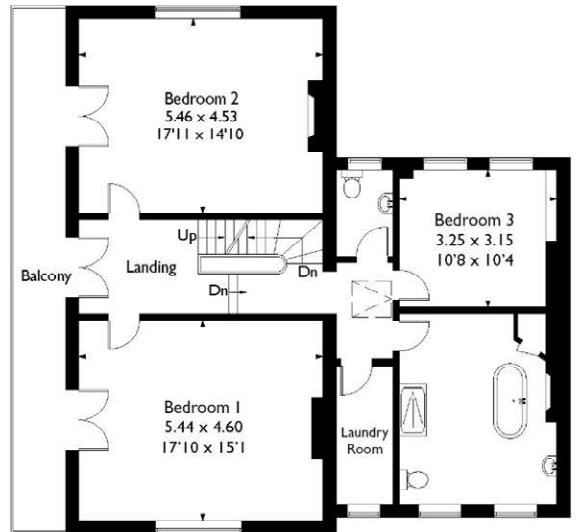


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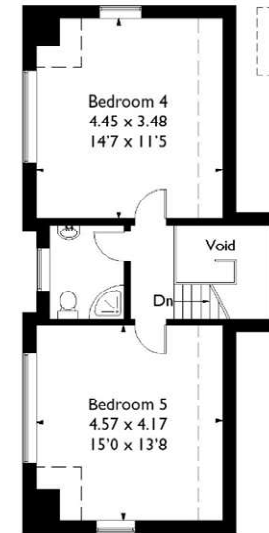
Approximate Gross Internal Area = 273.64 sq m / 2945.43 sq ft
Annexe Area = 54.50 sq m / 586.63 sq ft
Total Area = 328.14 sq m / 3532.07 sq ft



Ground Floor

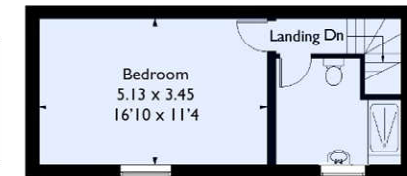


First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0



The Cottage First Floor



The Cottage Ground 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.