



9 Clifton Wood Road, Cliftonwood
Guide Price £650,000

RICHARD
HARDING



9 Clifton Wood Road,

Cliftonwood, Bristol, BS8 4TA

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Requiring modernisation, a charming 3 double bedroom grade II listed 18th century cottage with a modern extension, courtyard gardens and a single garage. Located on a sought-after road, close to nearby shops and amenities in Clifton Village. Offered for sale with no onward chain.

Key Features

- An enviable property with a host of rarely seen period features including Dutch style gable ends and Gothic windows.
- Excellent location with easy access to Clifton village or the city centre/waterfront/business and commercial districts; the Park Street and Triangle environs together with the delightful open spaces of Brandon Hill Park are within easy reach.
- **Ground Floor:** sitting room, dining room, stair lobby, kitchen and snug/reception room 2.
- **First Floor:** bedroom 3 with en suite bathroom/wc, bedroom 1, bedroom 2 and family bathroom/wc.
- Private courtyard garden situated between the original footprint of the cottage and extension, accessible from both the kitchen and rear sitting room/snug.
- Garaging with direct access into the property (15'11" x 8'2") allowing space to park one car or use as storage.
- New roof installed in 2023 with transferable guarantee.
- Requiring damp works (the vendors have provided a quote which can be obtained on request).
- Located in the Clifton Hotwells (CH) residents parking zone.





GROUND FLOOR

APPROACH: from the pavement via a wrought iron gate through a paved front courtyard enclosed by period stone wall and high level wrought iron railings, route through takes you to the main entrance door, part covered by lattice work metal frame, period Gothic style six panelled wooden door complete with period and ornate door knocker.

SITTING ROOM: (14'4" x 9'4") (4.37m x 2.84m) 2 attractive window recesses and Gothic style wood framed leaded casement windows overlooking the front elevation over the front courtyard. The window recess allows additional seating to the room, attractive period style fire surround with gas fire insert and hearth beneath, ceiling light point, wooden beam, radiator, moulded skirting boards, Karndean flooring and door to:

DINING ROOM: (10'3" x 9'7") (3.12m x 2.92m) 2 attractive 6 pane single glazed casement windows with window recess allowing additional seating overlook the rear courtyard, ceiling light point, period fireplace with hearth beneath, moulded skirting boards, radiator, understairs storage cupboard, door to:

STAIR LOBBY: ceiling light point, house alarm panel, stairs leading to first floor, step and door lead to:

KITCHEN: (14'9" x 6'8") (4.50m x 2.03m) an array of single glazed windows some of which are casement with an attractive view of Brandon Hill & Cabot Tower and private courtyard to this property to the other, 8 panel glazed door leading to courtyard, kitchen comprises a modern fitted kitchen with an array of wall and base units, 1½ bowl sink with swan neck mixer tap over with tiled splashback, wall mounted Worcester gas combination boiler, roll edged working surfaces, space and plumbing for dishwasher and washing machine, fitted electric double oven, Neff 5 ring gas hob with extractor hood over, ceiling light point, moulded skirting boards, South African Fired Earth slate tiled flooring with underfloor heating, door leading to integral garage and to:

SNUG/RECEPTION ROOM 2: (13'3" x 9'3") (4.04m x 2.82m) single glazed casement windows and double doors overlook the courtyard garden allowing ample light into this room, inset downlights, feature exposed stone wall, built in wine rack, moulded skirting boards, small understair cupboard, South African Fired Earth slate tiled flooring with underfloor heating, stairs leading to first floor.



FIRST FLOOR

Stairs rise from the ground floor directly into:

BEDROOM 3: (approx. 12'6" x 6'0" accounting for restricted headroom) (3.81m x 1.83m) additional space within the eaves allowing for ample storage, 2 skylights, period 6 paned casement windows overlooking the courtyard garden, low level feature radiator, door to:

En Suite Bathroom/wc: (7'3" x 4'6") (2.21m x 1.37m) comprising period style free standing bath with heritage style stainless steel mixer tap and hand held shower attachment over (a Victoria & Albert bath), pedestal wash basin with heritage style mixer taps over, tiled splashback and part tiled wall surround, wall mounted mirror, skylight, extractor fan, low level button flush wc, moulded skirting boards, Karndean flooring, heated towel rail.

N.B. bedroom 1, bedroom 2 and family bathroom separately accessed by the other stair hall.

BEDROOM 1: (14'4" x 10'7") (4.37m x 3.23m) a dual aspect room with period Gothic style casement window with ornate lead work overlooking the front courtyard garden, separate single glazed sash window overlooking the side elevation, inset downlighters, moulded skirting boards, radiator.

BEDROOM 2: (8'8" x 7'2") (2.64m x 2.18m) single glazed casement windows overlooking the courtyard garden, inset downlights, radiator, moulded skirting boards.

FAMILY BATHROOM/WC: (6'4" x 5'8") (1.93m x 1.73m) comprising recessed shower with wall mounted shower attachment, tiled surround with canter levering glazed Matki shower doors, shower tray, inset downlights, extractor fan, low level button flush wc, pedestal wash hand basin with swan neck mixer tap over, shelf and wall mounted mirror with lighting, obscured glazed period casement window, separate wall mounted vanity cabinet, heated towel rail, skirting boards, wood flooring.



OUTSIDE

FRONT COURTYARD GARDEN: (approx. 18ft x 10ft) (5.49m x 3.05m) mainly stone paved area with borders and enclosed by period stone wall and high level wrought iron railings.

CENTRAL COURTYARD GARDEN: (14'0" x 12'10") (4.27m x 3.91m) accessible from kitchen and snug/reception room 2, external lighting, South African Fired Earth slate tiling consistent with the inside of the property, electric points. Door out onto pavement.

INTEGRAL GARAGE: (15'11" x 8'2") (4.85m x 2.49m) strip lights, electrical points, separate wc and basin, wall mounted consumer unit. Allowing space for parking a car complete with electric roller shutter door.

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: D

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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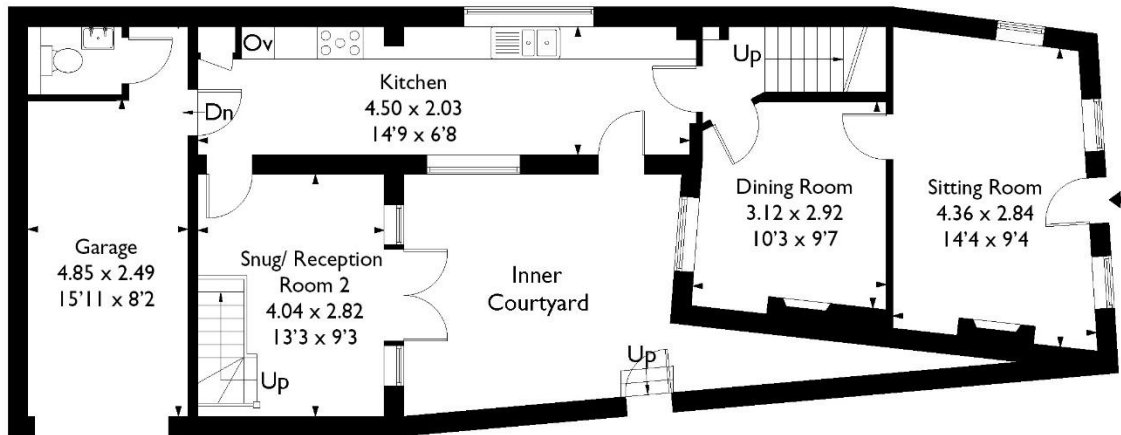
Approximate Gross Internal Area = 126.02 sq m / 1356.46 sq ft

Garage = 14.60 sq m / 157.15 sq ft

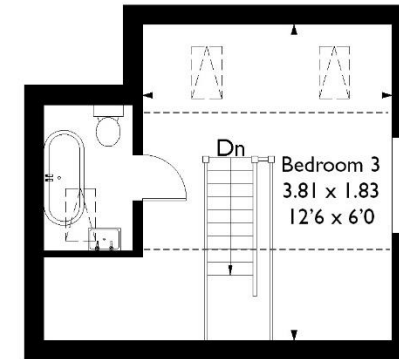
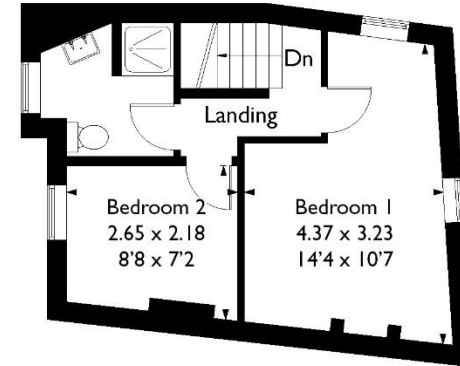
Total = 140.62 sq m / 1513.62 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.