



4 The School House, Upper Belgrave Road

Guide Price £815,000

**RICHARD  
HARDING**



# 4 The School House, Upper Belgrave Road,

Clifton, Bristol, BS8 2AY

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A 3 double bedroom reverse accommodation house, forming part of a select gated Grade II listed development perfectly located at the top of Whiteladies Road and adjacent to the Downs. Benefitting from gated off street parking, private south-easterly facing terrace and an incredibly high specification.

## Key Features

- One of 5 houses and 2 mews properties re-developed in 2015, benefitting from a share of Freehold.
- Use of oak engineered flooring and solid oak doors.
- Zoned underfloor heating throughout the house.
- MVHR (Mechanical Ventilation Heat Recovery) system reduces heating demand and provides filtered air into the property.
- Electric gated off street parking, covered bike and bin stores.
- A conversion of the 1850s St John's Parochial School, a Grade II listed building in the Tudor Gothic revival style.





## GROUND FLOOR

**APPROACH:** from the central courtyard a shallow short flight of steps lead up to a pedestrian wrought iron gate leading onto the private front terrace. Door with outside lighting into:-

**ENTRANCE VESTIBULE/OFFICE:** (6'10" x 5'1") (2.07m x 1.54m) wide entrance vestibule with coat hanging space, currently doubling as a small office, with wooden flooring which continues through to:-

**HALL:** (17'10" x 10'1") (5.43m x 3.06m) a large central hall with wood framed double glazed bi-folding doors to front overlooking front terrace with further windows above providing ample natural light. Open staircase rising to first floor with glass balustrade. Further natural light from skylights above. Further office space under staircase. Wall mounted heating controls.

**Storage Cupboard:** head height shelf, coat hanging rail and lighting.

**Deep Storage Cupboard:** deep storage cupboard adjacent to bedrooms 2 and 3, clothes hanging rail, shelving and lighting.

**BEDROOM 1:** (11'3" x 9'8") (3.42m x 2.95m) wood framed double glazed windows to rear elevation directly overlooking the Downs. Built-in wardrobes with sliding doors, sensor lighting and clothes hanging rail. 'Aeratron' tri-bladed ceiling fan and ceiling mounted extractor fan. Internal door into:-

**En-Suite Bathroom/WC:** double ended acrylic bath, natural limestone tiled walls, two large fixed wall mirrors extending around the bath enclosure with further shower screen, mains fed shower, wc with concealed cistern, wall hung hand basin with mixer tap, electric shaving point, tiled flooring, heated towel rail and ceiling mounted extractor fan.

**UTILITY ROOM:** (6'0" x 5'9") (1.83m x 1.74m) an internal ground floor utility room providing space and plumbing for two undercounter appliances and a further small worktop mounted appliance. Wooden flooring continues, roll edged worksurfaces with inset stainless steel sink with swan neck mixer tap and drainer, tessellated tiled splashback, wall mounted 'Nuairé' MVHR system with recently installed Worcester Greenstar 8000 life 5kw combination gas boiler on opposing wall. Wall mounted heating controls, metal enclosed electric consumer unit. Ceiling mounted extractor fan.

**SHOWER ROOM:** (7'11" x 4'10") (2.40m x 1.47m) accessed from the hallway; natural limestone tiles into shower enclosure with ceiling mounted extractor fan, mains fed shower with shower screen, wc with concealed cistern, Villeroy & Boch hand basin into vanity unit with mixer tap, tiles extend around this area to provide a shelf with fixed wall mirror above, electric shaving point, heated towel rail, tiled flooring.

**BEDROOM 2:** (11'11" x 10'6") (3.62m x 3.21m) wood framed double glazed windows to rear elevation directly overlooking the Downs, 'Aeratron' tri-bladed ceiling fan and ceiling mounted extractor fan.

**BEDROOM 3:** (11'3" x 8'3") (3.43m x 2.51m) wood framed double glazed windows to rear elevation directly overlooking the Downs, 'Aeratron' tri-bladed ceiling fan. Built-in wardrobes with sliding doors, sensor lighting and clothes hanging rail. Ceiling mounted extractor fan.

## FIRST FLOOR

**Open staircase rising to:**

**OPEN PLAN LIVING SPACE/KITCHEN:** (31'5" x 25'6") (9.56m x 7.77m) occupying the entire first floor of the property, a vast open plan kitchen/dining/living area with underfloor heating throughout. Described separately as follows:-

**Kitchen:** square edged Silestone worktops along external wall and a further peninsular providing a breakfast bar with seating for 4-5 people, integrated drainer extends to integrated stainless steel sink with swan neck mixer tap, eye level shelving and predominantly undercounter kitchen units with Bosch double oven, matching 4 ring induction hob with modern stainless steel extractor hood over, integrated Bosch dishwasher, integrated fridge/freezer, wooden flooring, high vaulted ceilings with exposed trusses which extend throughout the entire area.

**Living/Dining Area:** this area has a huge degree of flexibility of its use and is currently arranged as a dining area adjacent to the kitchen with living area beyond and study space in the far corner, all naturally lit by three skylights and shared light from the ground floor. Intercom entry phone, wall mounted heating controls, pair of 'Minka-Aire Artemis' tri-bladed ceiling fans with integrated LED lighting.



## **OUTSIDE**

**COURTYARD TERRACE:** a raised terrace immediately abutting the property is fully paved with a sunny south-easterly facing, outside power and water supply, ample space for seating.

**PARKING:** upon entering the development through the electric gates the property has benefit of a parking space immediately on the left adjacent to the bin store.

**BIN STORE:** a covered bin store sits immediately on the left hand side upon entry to the development.

**BIKE STORE:** a communal bike store for the development sits immediately opposite the property in a secure wooden clad shelter with keycode entry adjacent to the garages.

## **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 which commenced on 01 August 2014, we understand that the property also owns a share of the Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is an annual service charge of £2,300 p.a. which covers buildings insurance, gate maintenance, electricity and water. This is paid in two 6 monthly instalments of £1,150. This information should be checked with your legal adviser.

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

### **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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

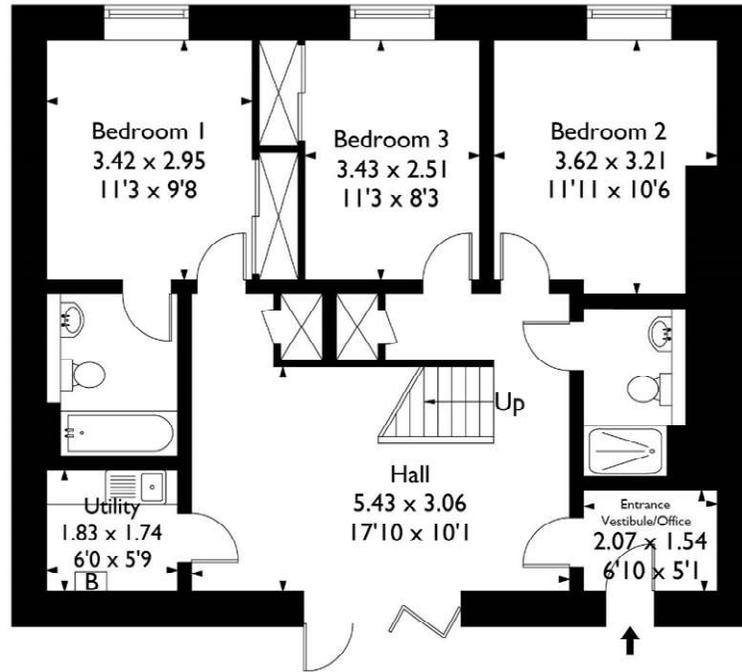
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



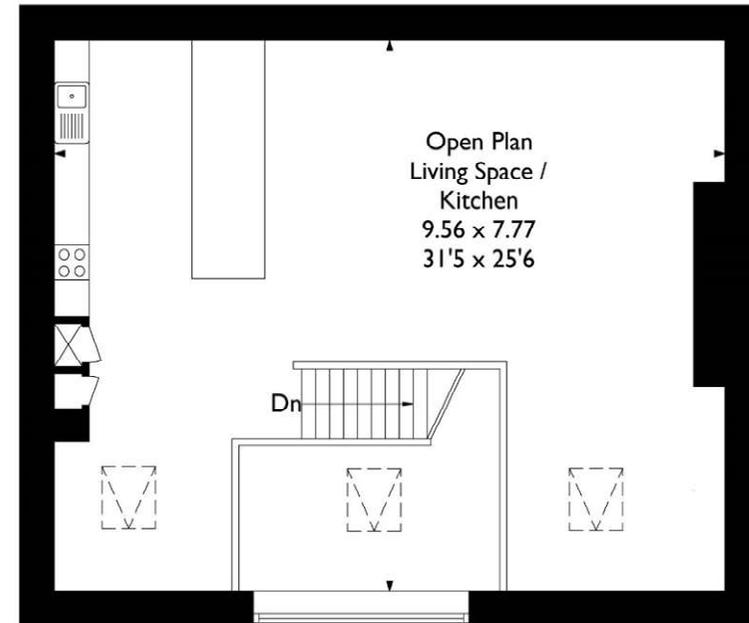


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Approximate Gross Internal Area = 151.38 sq m / 1629.44 sq ft



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.