



15 Birchall Road, Bishopston

Guide Price £1,200,000

**RICHARD
HARDING**



15 Birchall Road, Bishopston, Bristol, BS6 7TW

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An incredibly rare opportunity to purchase a 4 double bedroom detached family residence on the Redland and Bishopston borders. Enjoying a glorious south westerly facing garden, a spectacular extended kitchen/dining space, off road parking, garden studio and much more.

Key Features

- Situated in a prime location for families within just 400 metres of Redland Green School and within close proximity of Kings Drive tennis club and the wonderful shops, cafes and bus connections of Gloucester Road.
- Breath taking south westerly facing open aspect to the rear of the property with views over the allotments and valley behind, affording the garden uninterrupted summer sunshine.
- **Ground Floor:** generous entrance porch flows through into a welcoming central hallway with generous understairs storage, bay fronted sitting, useful ground floor utility/shower/wc and an incredible large (25ft x 25ft) extended family kitchen/dining/living space with bi-folding doors connecting to a glorious rear garden.
- **First Floor:** central landing, 4 good sized double bedrooms and a smart family bathroom/shower/wc.
- Insulated garden studio with bi-folding doors taking in the afternoon and evening sun, perfect for a hobby room or home office.
- Incredibly well-presented family home with balanced lateral accommodation, an abundance of natural light, parking and a gorgeous garden.
- Sold with no onward chain making a prompt and convenient move possible.





GROUND FLOOR

APPROACH: via block paved driveway affording off road parking for multiple cars. The driveway leads up to part glazed double doors entering a large entrance porch.

ENTRANCE PORCH: (10'7" x 6'5") (3.23m x 1.96m) a welcoming and incredibly practical entrance porch with ample space for coats, shoes etc., double glazed windows to front and side and an attractive part stain glass original 1930's door leading into the main entrance hallway.

ENTRANCE HALLWAY: (15'2" max x 12'9" max) (4.62m x 3.89m) a central welcoming entrance hallway with high ceilings, original ceiling coving and picture rail, engineered oak flooring, attractive stained glass double glazed window to side, providing natural light into the entrance hall, original staircase rising to first floor landing with large understairs storage cupboard and doors leading off to the sitting room, double doors through to the extended kitchen/dining/family room and the ground floor utility room/shower/wc.

SITTING ROOM: (front) (14'7" max into bay x 14'2" max into chimney recess) (4.44m x 4.32m) a bay fronted sitting room with wide bay to front comprising double glazed windows with built in plantation shutters, high ceilings with ceiling coving and picture rail, engineered oak flooring and a radiator.

EXTENDED KITCHEN/DINING ROOM: (25'6" max into the extension x 25'4" max into chimney recess) (7.77m x 7.72m) a fabulous extended sociable kitchen/dining/living area with a semi open-plan layout, an abundance of natural light provided by the south westerly aspect, Velux skylight windows and bi-folding doors to rear with integrated blinds.

Kitchen/Dining Area: a modern fitted kitchen comprising base and eye level gloss cream units with granite worktops over and inset sink and drainer unit, eye level Neff double ovens, dishwasher, integrated induction hob with burnt orange glass splashback and chimney hood over, appliance space and plumbing for an American style fridge/freezer, central peninsular with overhanging breakfast bar providing seating, chimney breast with recessed wood burning stove and 2 wide wall openings with 2 steps down into the living area.

Living Area: ample space for seating and dining furniture, radiators, incredible light and views to the south west over the landscaped rear garden and the allotments behind towards Redland. There is also a double glazed door to side.

UTILITY/SHOWER ROOM: (9'9" x 6'7") (2.97m x 2.01m) an incredibly practical and good sized utility space with plumbing and appliance space for washing machine and dryer, floor standing Viessmann boiler, double glazed windows to side, inset spotlights, shower enclosure with system fed shower, low level wc set into a counter with wash basin beside, tiled walls and heated towel rail.

FIRST FLOOR

LANDING: a spacious central landing with part stained glass double glazed windows to side providing natural light through the landing and stairwell, picture rail, doors off to 4 good sized double bedrooms and the family bathroom/shower/wc.

BEDROOM 1: (front) (14'7" max into bay x 14'2" max into built in wardrobes) (4.44m x 4.31m) a good sized double bedroom with high ceilings, picture rail, wide bay to front comprising double glazed windows with built in plantation shutters, sliding mirrored doors along one side provide access into generous wardrobe space.

BEDROOM 2: (rear) (14'1" max into built in wardrobes x 12'8") (4.29m x 3.86m) a good sized double bedroom to the rear of the property with high ceilings, ceiling coving and picture rail, sliding doors access built in wardrobes and double glazed windows to rear offer a breath taking view over the rear garden, allotments and valley behind towards the allotments in Redland and rooftops of Cotham. The rear of the property is blessed with a south westerly open aspect, filling the property with light.

BEDROOM 3: (front) (12'8" x 10'8") (3.86m x 3.24m) a double bedroom with high ceilings, double glazed windows to front, built in wardrobes and a radiator. Loft hatch providing access to a generous loft space, offering potential for conversion (subject to any necessary consents).

BEDROOM 4: (12'8" x 10'7" max into chimney recess) (3.85m x 3.22m) a double bedroom with double glazed windows to rear, offering a similar aspect and outlook as bedroom 2, radiator and built in linen cupboard to chimney recess.

BATHROOM/SHOWER/WC: (10'2" max into shower enclosure x 6'5") (3.10m x 1.96m) a white suite comprising a bath with mixer taps and shower attachment, low level wc, pedestal wash basin, recessed shower enclosure with system fed shower, inset spotlights, extractor fan, radiator, double glazed window to side.





OUTSIDE

FRONT GARDEN & DRIVEWAY: the front of the property is mainly laid to block paving affording off road parking. The driveway continues down the left hand side of the property and pathway down the right hand side both leading to the rear garden.

REAR GARDEN: (approx 55ft depth x 42ft across) (16.76m x 12.80m) an incredible sunny landscaped rear garden offering uninterrupted sunshine right the way through until the evening with a raised decked seating area closest to the property, landscaped paved seating area below with lawned sections beside, well stocked flower borders containing various plants and shrubs. The pathway continues down to the bottom of the garden where there are vegetable beds, a mature apple tree and lovely views over the rooftops of the surrounding area towards Cotham and the city centre. Beside the paved seating area there is a detached insulated studio room with adjoining storage cupboard. Double gates access the driveway and pathway to the other side of the house leads through to pedestrian gated access to the front garden.

GARDEN STUDIO ROOM: (12'2" x 9'5") (3.70m x 2.87m) a fantastic insulated hobby space, which could make an ideal garden room, home office or gym with bi-folding doors taking in the late afternoon/evening sunshine. High ceilings with inset spotlights, step ladder leading up to a storage mezzanine level and electric heater providing comfort in winter months.

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 with the remainder of a 999 year least which commenced on 24 June 1929. 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>
- The photographs may have been taken using a wide angle lens.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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		
69-80	C	69 C	77 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.



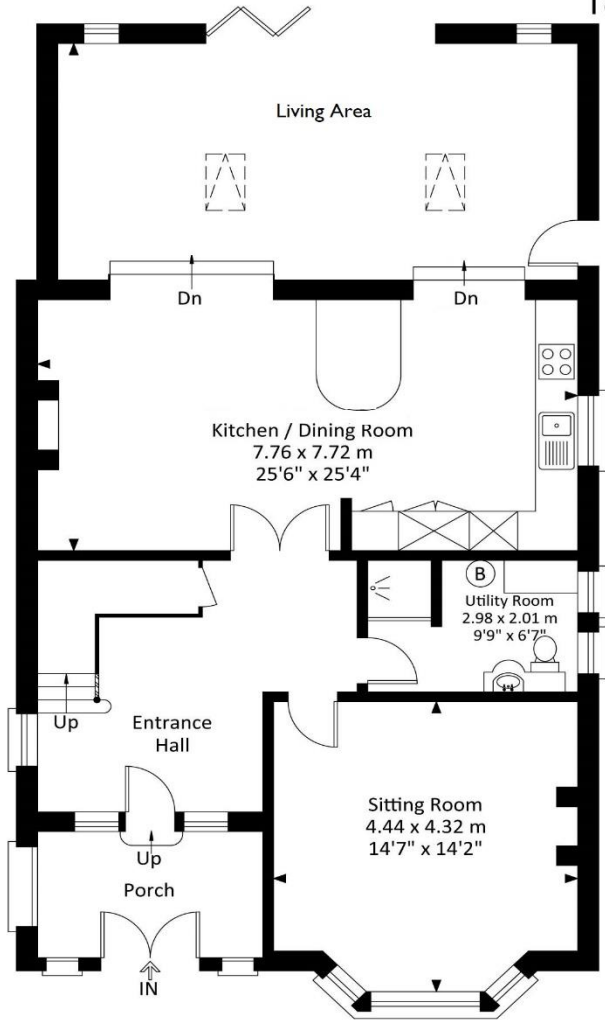


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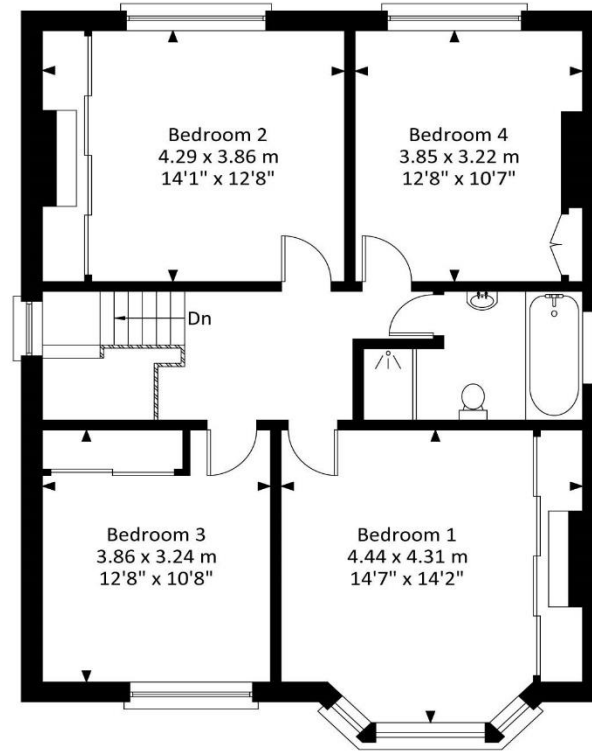
Approximate Gross Internal Area = 185.04 sq m / 1992 sq ft

Home Office / Studio Area = 14.49 sq m / 156 sq ft

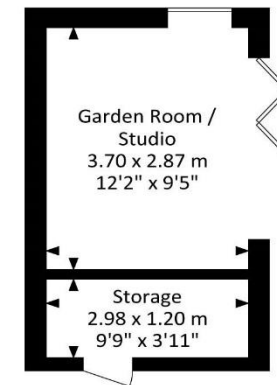
Total Area = 199.53 sq m / 2148 sq ft



Ground Floor



First Floor



Home Office / Studio

Illustration for identification purposes only, measurements and approximate, not to scale.