



11 Old Barrow Hill, Shirehampton

Guide Price £620,000

RICHARD
HARDING



11 Old Barrow Hill, Shirehampton, Bristol, BS11 9PX

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An imposing and double fronted, 4 double bedroom, 3 reception room, 2 bath/shower room, Victorian period semi-detached family home with south-easterly facing rear garden, hot tub, garaging and workshop.

Key Features

- Immaculately presented throughout, the property has been lovingly maintained and enjoys well-balanced accommodation over two levels and has immense curb-appeal.
- Village environment, yet within easy access (via The Portway) to Bristol City Centre, and M5 motorway Junction 18; the local village shops are nearby, as are St Bernard's Primary School and Shirehampton Primary School.
- **Ground Floor:** reception hall, study, sitting room, semi open-plan kitchen/dining/family room, utility room, separate wc.
- **First Floor:** part galleried landing, 4 double bedrooms (one with en-suite), family bathroom.
- **Outside:** sunny rear garden with sitting out areas, hot tub, workshop and garage.





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with wrought iron railings and impressive gate pillars with wrought iron gate open onto a pathway leading alongside the house to the front entrance. Upvc double glazed door with wall mounted lantern light and fan light, opening to:-

RECEPTION HALL: (19'10" x 6'0") (6.05m x 1.83m) a most welcoming entrance with wooden flooring, moulded skirtings, simple moulded cornicing, dado rail, useful understairs cloakroom cupboard, elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, ceiling light point, radiator. Stripped pine panelled doors with moulded architraves, opening to:-

STUDY: (14'8" x 12'8") (4.47m x 3.87m) bay window to the front elevation comprising three double glazed windows. Chimney breast with recesses to either side incorporating shelving and cabinets, exposed wooden floorboards, moulded skirtings, picture rail, simple moulded cornicing, two ceiling light points, vertical style column radiator.

SITTING ROOM: (16'2" x 15'10") (4.92m x 4.82m) bay window to the front elevation comprising three double glazed windows. Open fire with cast iron surround, slate hearth and an ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator.

SEMI OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: (23'3" x 20'7") (7.08m x 6.28m) loosely divided as follows:-

Family Room: (11'5" x 11'4") (3.48m x 3.45m) central open fire with cast iron and brick surround, tiled hearth and an ornately carved wooden mantelpiece. Double glazed window to the rear elevation, exposed wooden floorboards, moulded skirtings, radiator, fitted shelving, ceiling light point. Wide wall opening through to:-

Dining Room: (11'3" x 10'6") (3.43m x 3.20m) built-in seating with wine racks below and space for several chairs, wall mounted base level cabinets with roll edged wooden worktop surfaces, fitted shelving and wall mounted cupboards, tiled flooring, radiator, ceiling light point. Part glazed stripped pine panelled door returning to the reception hall. Part obscure upvc double glazed door with fan light opening externally to the rear garden. Open walkway through to:-

Kitchen: (9'5" x 8'1") (2.87m x 2.46m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets, roll edged wood effect worktop surfaces, splashback tiling, stainless steel sink with draining board to side and mixer tap over. Integral appliances including electric oven, 4 ring gas hob, stainless steel extractor hood and dishwasher. Tiled flooring, recessed space for fridge/freezer, double glazed window to the side elevation, Velux window. Concealed Worcester Bosch gas fired combination boiler. Part glazed wooden door opening to:-

UTILITY ROOM: (6'4" x 5'3") (1.92m x 1.60m) space and plumbing for washing machine and further space for tumble dryer, granite effect worktop surface, tiled flooring, shelving, ceiling light point, glass block window to the rear elevation. Folding part glazed door to:-

SEPARATE WC: low level dual flush wc, wash handbasin with hot and cold water taps, ceiling light point, glass block window to rear elevation.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, picture rail, dado rail, stripped pine panelled doors with moulded architraves opening to:-

BEDROOM 1: (16'5" x 12'11") (5.01m x 3.93m) pair of double glazed windows to the front elevation with far-reaching views across the Severn Estuary towards Wales. Ornate cast iron fireplace with slate hearth. A pair of double opening wardrobes with cupboards above. Moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

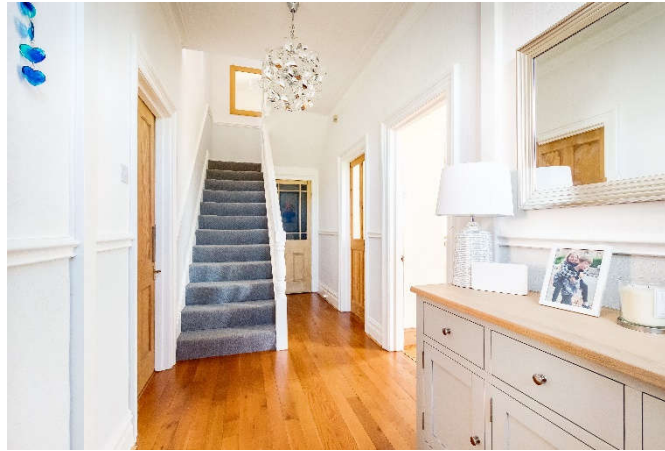
BEDROOM 2: (14'8" x 12'8") (4.47m x 3.87m) sash window to the front elevation comprising three double glazed windows with far-reaching views, moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point. Loft access. Panelled door with moulded architraves opening to:-

En-Suite Shower Room/WC: low level dual flush wc, wall mounted wash handbasin with mixer tap over and cupboard below, shower cubicle with wall mounted shower unit and handheld shower attachment, moulded skirtings, inset ceiling downlights, heated towel rail/radiator, extractor fan.

BEDROOM 3: (11'5" x 11'5") (3.49m x 3.49m) double glazed window overlooking the rear garden, ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, picture rail, radiator, ceiling light point

BEDROOM 4: (11'5" x 8'10") (3.49m x 2.68m) double glazed window overlooking the rear garden, moulded skirtings, picture rail, ceiling light point, radiator.

FAMILY BATHROOM/WC: panelled bath with shower screen, built-in shower unit and handheld shower attachment plus mixer tap. Wash stand with wash handbasin and mixer tap plus shelving below. Low level dual flush wc. Painted wooden floorboards, partially tiled walls with timber panelling to dado height, obscure glazed window to the side elevation, heated towel/radiator, inset ceiling downlights.



OUTSIDE

FRONT COURTYARD: designed for ease of maintenance, set back from this quiet road behind a dwarf stone wall with wrought iron railings and laid to slate chippings.

REAR GARDEN: (35'0 x 35'0) (10.66m x 10.66m) immediately to the rear of the house there is a paved patio and pergola with ample space for garden furniture, potted plants and barbecuing etc. Steps lead up to a level section of lawn with deep shrub borders and specimen tree. Useful garden shed, double vehicular gates opening to the side, outside water tap and lighting. Pedestrian door giving access to the front of the house. Door to:-

WORKSHOP: (14'5" x 12'10") (4.39m x 3.91m) light and power connected, obscure glazed window to the side elevation.

GARAGE: (19'11" x 11'2") (6.08m x 3.40m) remote electronically operated up and over door, exposed beams and roof trusses, light and power connected, part obscure upvc double glazed door to side.

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:

- 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		78 C
55-68	D		
39-54	E	45 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.



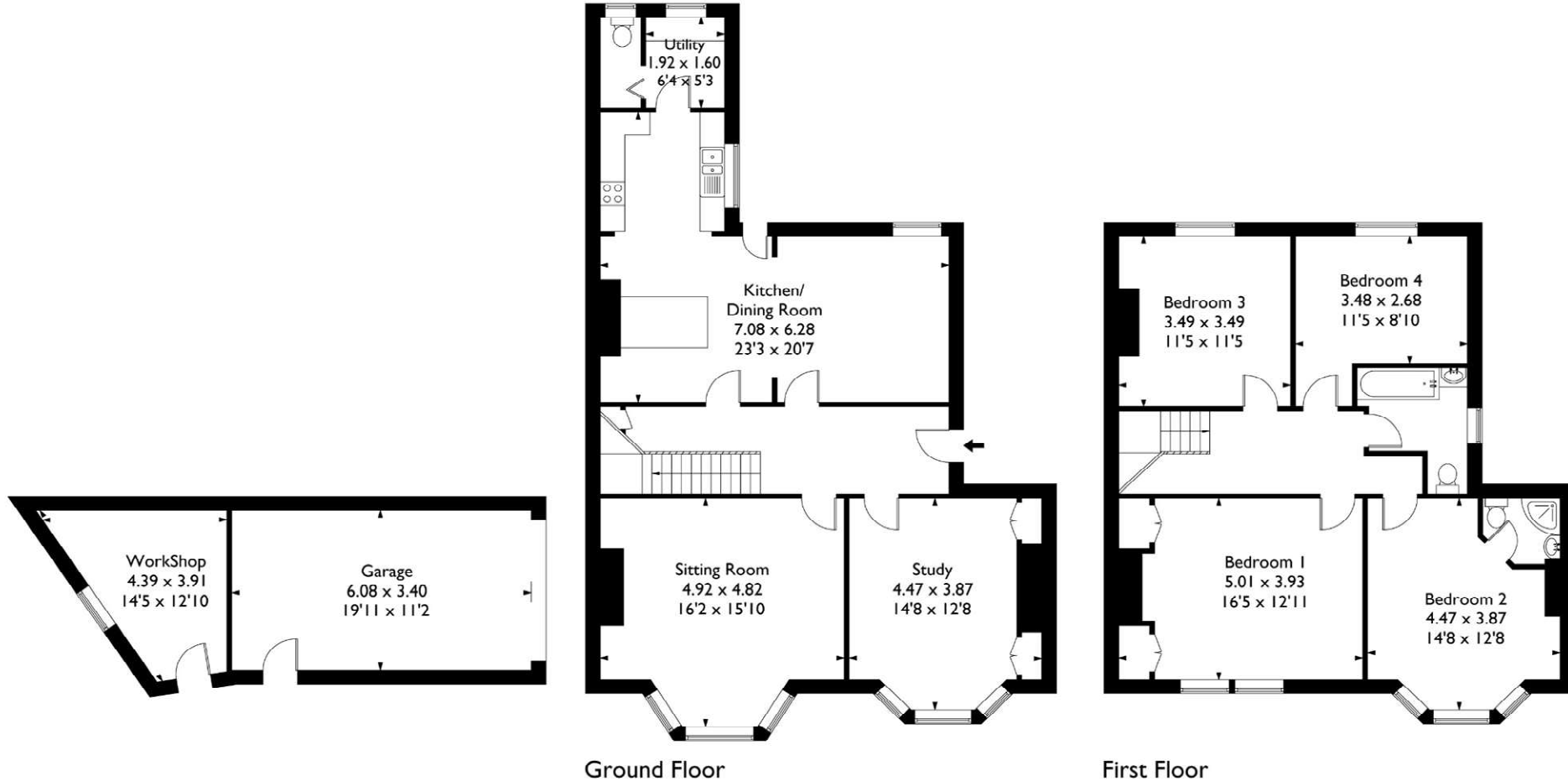
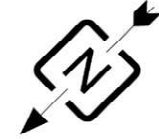


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Approximate Gross Internal Area 163.0 sq m / 1754.50 sq ft

Garage / Workshop Area 30.50 sq m / 327.90 sq ft

Total Area 193.50 sq m / 2082.40 sq ft



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.