



3 Woodland Terrace Redland  
Guide Price £1,395,000

RICHARD  
HARDING





# 3 Woodland Terrace,

Redland, Bristol, BS6 6LR

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An exquisite 6 double bedroom , 3 bath/shower room, grade II listed period home in the heart of Redland, which has been recently sympathetically renovated to exacting standards; offering versatile and well-arranged accommodation as well as front and rear gardens.

## Key Features

- Lower ground floor accommodation with its own separate entrance providing great flexibility.
- Tucked away in a peaceful side road in Redland, within a short stroll of Whiteladies Road and the excellent independent restaurants and cafes of Cotham Hill. Bus connections, Clifton Down train station and excellent schools (including St John's Primary, Bristol Grammar School and Cotham School) are also nearby.
- Lateral accommodation includes a central entrance hallway, beautiful sitting room with wide wall opening through to the stunning kitchen/breakfast room, separate reception 2/snug and ground floor utility room with cloakroom/wc.
- **First Floor:** central landing, bedroom 1 with en-suite shower room and 3 further double bedrooms (4 in total) as well as the family bathroom.
- **Lower Ground Floor:** central landing, bedroom 5, bedroom 6/reception room 3, a second kitchen and a shower room/wc as well as its own entrance to the front garden and access out onto the rear garden.
- Sunny south-easterly facing front garden and an enclosed private rear garden.
- A beautifully restored period family home in a sought-after location with a pleasing blend of modern highly-specified interior whilst retaining plenty of period features and character.





## **GROUND FLOOR**

**APPROACH:** via garden gate entering a generous paved level south facing front garden with central attractive stone pillars and slate steps leading up to the main front door to the house. Opening to:-

**ENTRANCE VESTIBULE:** high ceilings with ceiling cornicing, high level meter cupboard, original Victorian tessellated tiled floor and original part stained glass door leading through into the:-

**RECEPTION HALLWAY:** a welcoming main central entrance hallway filled with natural light provided by the large sash window to rear. Refurbished original staircase rising to first floor landing and door accessing a further staircase that descends to the lower ground floor. High ceilings with ceiling cornicing and central ceiling rose, coat hooks, wall mounted thermostat for central heating, period style cast iron radiator, Karndean 'Van Gogh' flooring. Doors radiating to:-

**SITTING ROOM:** (14'11" x 14'9") (4.55m x 4.49m) an elegant principal reception room with high ceilings, original ceiling cornicing and central ceiling rose, period style cast iron fireplace with white marble surround and mantel and a slate hearth. Large picture sash window to front elevation taking in lots of southerly light and providing an open aspect down Auburn Road opposite, a quiet residential street. Karndean 'Van Gogh' flooring, period style cast iron radiators. Wide wall opening providing a sociable connection through to the:-

**KITCHEN/BREAKFAST ROOM:** (14'10" x 11'9") (4.53m x 3.58m) newly fitted kitchen comprising base and eye level cupboards and drawers with quartz worktops over and central island with overhanging breakfast bar. Integrated appliances (all Bosch) include eye level oven with combi-oven over, fridge/freezer, dishwasher and induction hob with built-in extraction over. Inset sink and drainer unit. Window bench seat with storage beneath. Large sash window to rear with working wooden shutters. Karndean 'Van Gogh' flooring, cast iron period style radiator. Door connecting back through to central entrance hallway.

**SNUG/RECEPTION ROOM 2:** (10'9" x 9'7") (3.28m x 2.91m) useful second reception, separate from the living and kitchen space - perfect for home office, snug or playroom. Ceiling cornicing and central ceiling rose, picture rail, period style cast iron radiator, large sash window offering the same open aspect as the sitting room.

**UTILITY ROOM:** (9'5" x 7'8") (2.87m x 2.34m) newly fitted utility room with matching units to the kitchen with quartz worktop over. Sink with brushed gold mixer tap. Base level cupboards and corner eye level cupboard housing new Worcester gas central heating boiler. Karndean 'Van Gogh' flooring, large sash window to rear and door accessing the:-

**CLOAKROOM/WC:** low level wc with concealed cistern, small wash basin with wall mounted mixer tap over, stone tiled splashbacks, tiled floor, heated towel rail, inset spotlights and extractor fan.

## **FIRST FLOOR**

**LANDING:** staircase ascends into lovely bright central landing with Velux skylight window flooding natural light through landing and stairwell. Doors lead off to 4 bedrooms and family bathroom.

**BEDROOM 1:** (14'11" x 14'10") (4.54m x 4.52m) gorgeous principal double bedroom with high ceilings. Period style cast iron fireplace with marble surround, mantel and slate hearth. Large sash window to front elevation with pleasant aspect down Auburn Road. Period style cast iron radiator. Door accessing:-

**En-Suite Shower Room/WC:** white suite comprising good sized walk-in shower area with herringbone tiled walls and system fed shower, recessed alcove shelf. Wall mounted drawer with white oval bowl sink over and mixer taps. Low level wc with concealed cistern, sash window to front, heated towel rail, tiled floor.

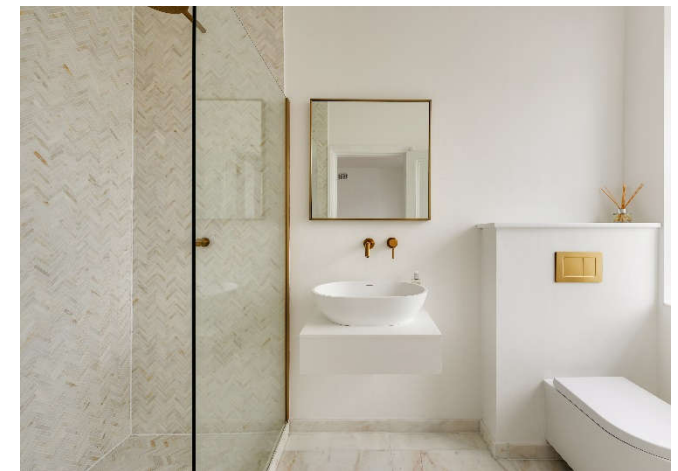
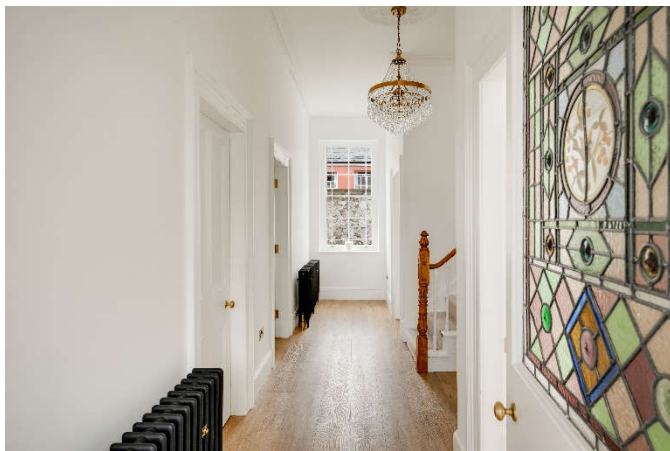
**BEDROOM 2:** (14'9" x 12'4") (4.50m x 3.76m) double bedroom with sash window to rear. Period style fireplace with marble surround, mantel and slate hearth. Period style cast iron radiator.

**BEDROOM 3:** (11'3" x 9'7") (3.43m x 2.92m) double bedroom with sash window to front, period style cast iron radiator. Attractive fireplace with marble surround, mantel and slate hearth.

**BEDROOM 4:** (9'5" x 7'7") (2.88m x 2.31m) currently arranged as dressing room but would work equally well as a nursery or home office. Large sash window to rear, period style radiator.

**BATHROOM/WC:** white suite comprising floor-standing double-ended bath with alcove shelf beside, floating counter with recessed shelf and oval bowl sink over, low level wc. Part tiled walls, tiled flooring, heated towel rail and sash window to rear elevation.





### **LOWER GROUND FLOOR**

The property enjoys flexible lower ground floor accommodation accessed internally via the staircase from the main hallway or, via its own private entrance, offering great flexibility in its use and perfect if one has an independent relative, lodger or nanny.

**LANDING:** generous central landing beneath main entrance hallway, with part glazed door to rear accessing the rear garden and part glazed door to front providing the independent access from the front garden, and also access to a cellar storage vault (8'4" x 4'11") (2.54m x 1.50m). Further doors lead off to:-

**BEDROOM 5:** (14'2" x 11'2") (4.31m x 3.40m) ceiling coving, inset spotlights, period style radiator, large sash window to rear elevation overlooking the rear garden.

**BEDROOM 6/RECEPTION ROOM 3:** (14'5" x 14'3") (4.39m x 4.34m) bright and good sized bedroom/reception room with large sash window to front elevation, ceiling coving, inset spotlights and period style radiator.

**KITCHEN:** (10'4" x 9'1) (3.14m x 2.76m) fully fitted kitchen offering great flexibility for how the lower ground floor is used. Brand new kitchen with base level units, quartz worktops over and inset sink and drainer unit. Integrated double eye level Bosch ovens, dishwasher, fridge/freezer and induction hob with extractor hood over. Radiator, Karndean 'Van Gogh' flooring and sash window to front elevation.

**SHOWER ROOM/WC:** white suite comprising corner shower enclosure with dual headed system fed shower, low level wc with concealed cistern, floating counter with storage drawer beneath and oval bowl sink and mixer taps over. Sash window to rear overlooking the rear garden, part tiled walls and tiled floor. Corner cupboard housing Viessmann gas central heating boiler which serves the lower ground floor accommodation.

### **OUTSIDE**

**FRONT GARDEN:** good sized south facing front garden mainly laid to slate paving with low level boundary wall and railings to front.

**REAR GARDEN:** (30'0 x 10'0) (9.14m x 3.05m) a peaceful and low maintenance rear garden mainly laid to paving with 2 defined seating areas, raised flower borders and attractive stone boundary walls.

### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

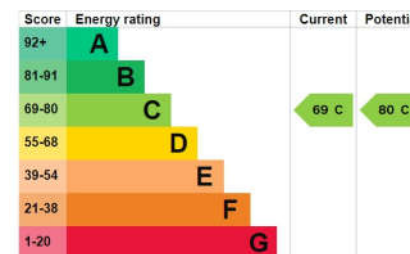
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**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: it is understood that the property currently has two Council Tax bands – C for the lower ground floor and E for the ground and first floor.

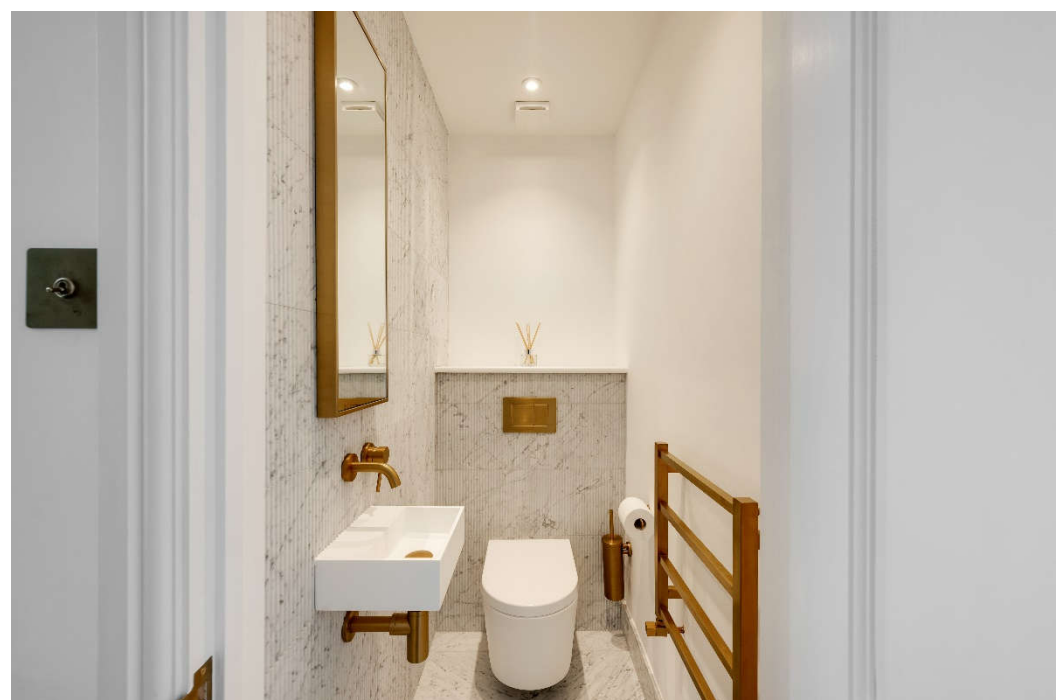
### **PLEASE NOTE:**

- 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.



For Ground & First Floor

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







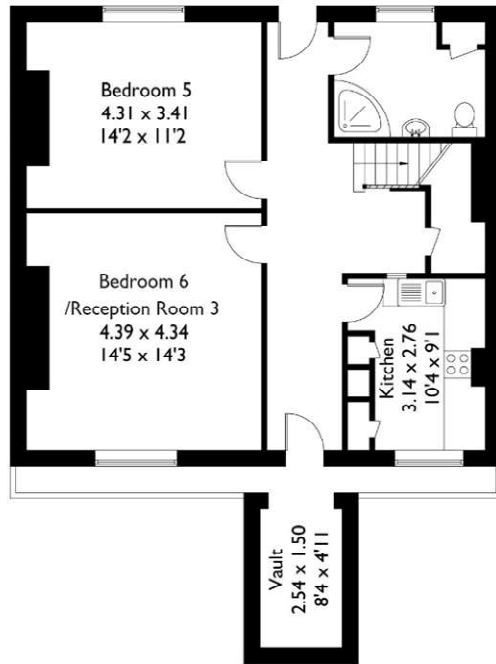


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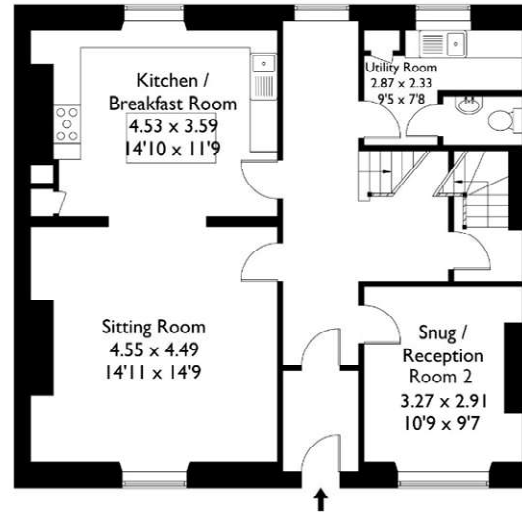
Approximate Gross Internal Area 220.2 sq m / 2370.6 sq ft

Vault Area 3.8 sq m / 41.0 sq ft

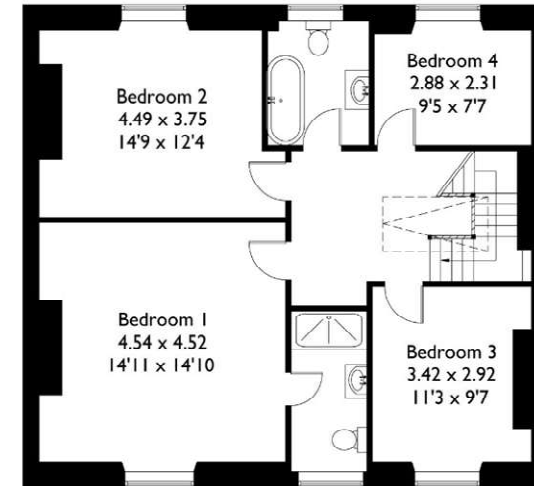
Total Area 224.0 sq m / 2411.6 sq ft



Lower Ground Floor



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.