



5 Granby Hill, Clifton

Guide Price £775,000

RICHARD
HARDING



5 Granby Hill

Clifton, Bristol, BS8 4LU

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An exceptionally attractive 3 double bedroom, 2 reception room, Grade II listed period house which has been lovingly restored by the current owner and enjoys many original features and gardens to the front and side.

Key Features

- Located between Clifton Village and Bristol's historic harbourside, making it convenient to access all central areas.
- Significant external renovations carried out in recent years, including a new roof and complete re-rendering in lime.
- **Ground Floor:** entrance hallway, dining room leading out to side courtyard garden, fabulous kitchen/breakfast room leading onto utility area and ground floor shower room/wc.
- **First Floor:** landing, bedroom 1, first floor sitting room (or double bedroom).
- **Second Floor:** landing, bedroom 2, bedroom 3, smart family bathroom/wetroom.
- A charming and characterful home in a great location with an elegant interior.





GROUND FLOOR

APPROACH: via gated pedestrian access at the corner of Granby Hill & Freeland Place. Pathway leading beside pretty planted fronted garden to the main front door of the property.

ENTRANCE HALLWAY: staircase rising to first floor landing, doors off to dining room and kitchen/breakfast room, ceiling coving, alarm control panel, recessed meter cupboards and further door accessing useful deep understairs storage cupboard.

DINING ROOM (OR SITTING ROOM): (14'1" x 12'8" max into chimney recess) (4.29m x 3.84m) ceiling coving, large sash window to front, painted wood flooring, log burning stove with slate hearth and period style surround, part glazed door to side accessing garden.

KITCHEN/BREAKFAST ROOM: (14'1" x 12'8" max into chimney recess) (4.29m x 3.76m) a generous sociable kitchen/breakfast room with dual aspect sash windows to front and rear flooding the space with natural light and with a modern fitted kitchen comprising base level plum coloured units with wood block worktop and French oak shelving. Inset 1½ bowl sink and drainer unit with mixer tap and water filter, large rangemaster range cooker with splashback and chimney hood over with inset lighting, integrated dish washer, built in pantry unit to chimney recesses, painted wood flooring, radiator and doorway opening through to the utility area.

UTILITY AREA: (7'0" x 5'7") (2.13m x 1.70m) a well-designed utility space with appliance space and plumbing for washing machine and dryer, further appliance space for fridge/freezer, built-in storage units (1 housing gas combi Boiler), tiled floor, window to rear, radiator, door off to ground floor shower room/wc.

SHOWER ROOM/WC: (7'0" x 3'10") (2.13m x 1.70m) corner shower enclosure with system fed shower and low level wc, wall mounted washbasin with tile splash backs, part tiled walls, tiled floor, heated towel rail, extractor fan and small window to front.

FIRST FLOOR

LANDING: spacious landing with large sash window to front, ceiling coving, radiator, staircase to second floor landing and doors lead off to study (or bedroom) and sitting room (or bedroom).

SITTING ROOM: (14'2" x 12'9" max into chimney recess) (4.29m x 3.89m) dual aspect windows to front and rear radiator, attractive period style cast iron fireplace with wood surround and slate hearth.

BEDROOM 1/STUDY: (14'2" x 12'10" max into wardrobe) (4.32m x 3.91m) dual aspect windows to front and rear with pleasant views to rear towards Ashton Court Estate and glimpses of the river Avon, radiator, ceiling coving, attractive period style cast iron fireplace with wood surround and slate hearth.

SECOND FLOOR

LANDING: doors off to bedroom 2, bedroom 3 and smart family bathroom/shower room.

BEDROOM 2: (12'3" max taken at the bottom of sloped ceilings at a minimum height of 1'6 x 9'10" max into chimney recess) (3.73/0.49 x 2.97m) a pretty double bedroom with exposed beams, attractive period style fireplace and radiator, dual aspect windows to front and rear offering views of the river Avon and over to the Ashton Court Estate, loft hatch, built in corner linen cupboard.

BEDROOM 3: (12'3" max taken at the bottom of sloped ceilings at a minimum height of 1'6 x 10'7" max into chimney recess) (3.73/0.49m x 3.23m) exposed beams, attractive period style fireplace and radiator, built in cupboards and dresser, dual aspect windows to the front and rear with the rear offering views of the river Avon and over to the Ashton Court Estate.

FAMILY BATHROOM/WC: luxury bathroom, supplied, designed and installed by Ripples of Clifton, comprising bath with mosaic tiled panel, walk in wet room enclosure with system fed rain head shower, low level wc, wall mounted wash basin, shaver point, hard wired hair dryer, chrome effect heated towel rail, tiled floor with underfloor heating and inset spotlights, inset ceiling spotlights, extractor fan, useful recessed shelving areas.

OUTSIDE

FRONT GARDEN: (approx. 35ft x 12ft) (10.67m x 3.66m) front garden planted with flowering shrubs with pathway beside leading to gravelled area where there is a bike store, log store and space for recycling and wheelie bin, stone boundary wall to front with railings and clematis providing privacy, gated access to side courtyard garden.

REAR GARDEN: (approx. 18ft max into corner x 16ft narrowing to 6ft) (5.59m x 4.88m/1.83m) pleasant walled courtyard garden with high level stone boundary wall, mainly laid to slate flooring offering low maintenance and ideal outside seating/BBQ area.



PARKING PERMIT SCHEME: the property is within the CH parking permit area and permits are available from the council for a small annual fee.

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: 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.

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

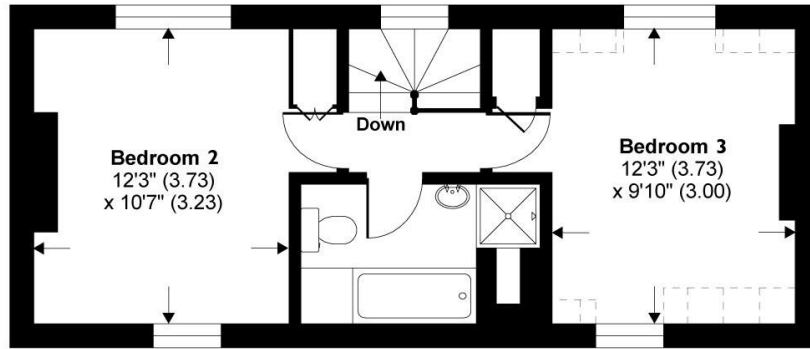






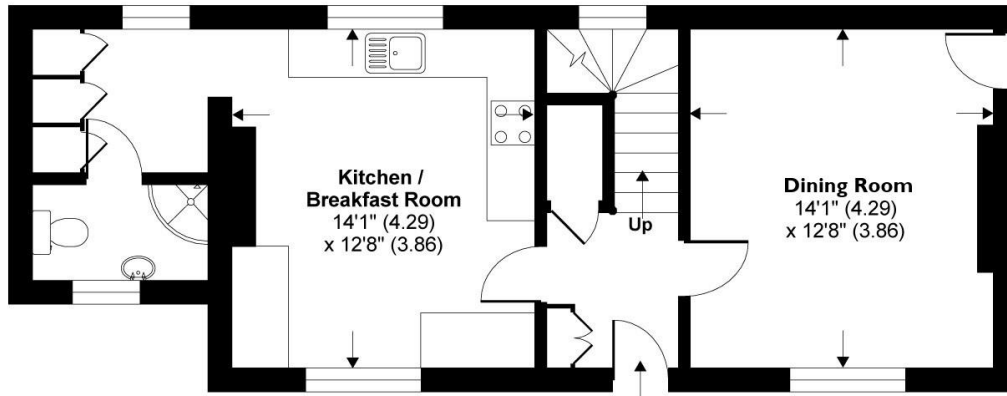
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APPROX. GROSS INTERNAL FLOOR AREA 1362 SQ FT 126.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

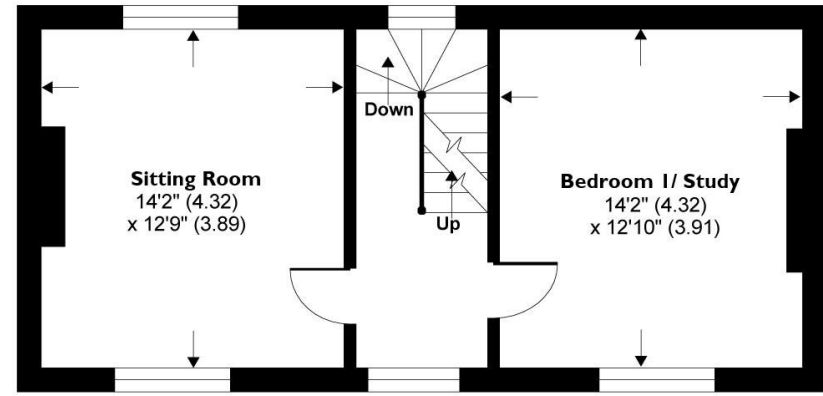


SECOND FLOOR

Reduced Headroom below
1.5m / 4' 11"



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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