



14 Cairns Road, Westbury Park  
Offers in excess of £840,000

RICHARD  
HARDING



# 14 Cairns Road, Westbury Park, Bristol, BS6 7TZ

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Located on a popular road in Westbury Park; a beautifully appointed and extended, 4 bedroom, 3 reception room, 3 bath/shower room, mid-terraced Edwardian period family home with sunny rear garden.

## Key Features

- A fine period residence (dating from 1906), the property has plenty of original features such as high ceilings, exposed wooden floorboards, period fireplaces and simple moulded cornicing. These blend seamlessly with some well-considered high quality improvements such as a modern side return extension, loft conversion with Juliet balcony and wooden double glazed windows.
- The neighbourhood has a great deal to offer. The nearby schools whether state or private are of an excellent standard and are highly regarded. The local convenience store is a nearby Waitrose. Just a short walk away there is a fishmonger, two butcher's shops, cafes, good restaurants aplenty including Little French and Prego, a gastro pub, and many varied independent local shops to explore, as well as the local library and independent cinema.
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room, living room, garden room, kitchen/dining room, cloakroom/wc.
- **First Floor:** split level landing, 3 bedrooms (one with en-suite shower room), family bathroom.
- **Second Floor:** landing, double bedroom with en-suite shower room and Juliet balcony.
- **Outside:** front courtyard, south facing rear garden enjoying much of the day's sunshine.





## GROUND FLOOR

**APPROACH:** from the pavement, a dwarf stone wall with wrought iron railings and clipped hedgerow plus wrought iron pedestrian gate opening onto a pathway leading via the front courtyard to the front entrance. Solid wood panelled front door with fanlight, opening to:-

**ENTRANCE VESTIBULE:** tessellated tiled flooring, tall moulded skirtings, dado rail and simple moulded corning. Part glazed stripped pine panelled door with overlight, opening to:-

**ENTRANCE HALLWAY:** exposed wooden floorboards, tall moulded skirtings, dado rail, concealed radiator, ceiling light point. Elegant and wide staircase ascending to the first floor with handrail and ornately carved spindles. Two useful understairs storage cupboards (one with pull-out shoe rack). Stripped pine four-panelled doors with moulded architraves, opening to:-

**SITTING ROOM:** (14'11" x 13'3" max measurements into bay window) (4.55m x 4.04m) a gracious principal reception room having virtually full width bay window to the front elevation comprising four wooden double glazed sash windows with obscure etched glass overlights. Central period fireplace with coal effect gas fire, decorative tiled slips, cast iron surround, ornately carved wooden mantelpiece and tiled hearth. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded corning, two radiators, ceiling light point with rose.

**LIVING ROOM:** (11'9" x 10'7") (3.59m x 3.23m) exposed wooden floorboards, ornate cast iron fireplace with coal effect gas fire and slate hearth, recesses to either side of the chimney breast (both having double opening base and raised height cupboards), tall moulded skirtings, picture rail, radiator, ceiling light point with rose. Open doorway through to the kitchen/dining room open walkway through to:-

**GARDEN ROOM:** (16'10" x 6'4") (5.14m x 1.94m) a side return extension undertaken by our vendor clients which now provides a light filled additional reception room. Having high sloping ceiling with three Velux windows plus wooden double glazed casement double doors with side panels and overlight overlooking and opening externally to the south facing rear garden. Exposed wooden floorboards, Victorian style radiator, inset ceiling downlights, raised height complimentary shelf. Internal multi-paned sash window through to the kitchen/dining room. Open doorway through to:-

**KITCHEN/DINING ROOM:** (20'11" x 9'11") (6.38m x 3.02m) having been also extended during our vendor clients ownership with wooden double glazed casement bi-folding doors overlooking and opening externally onto the south facing rear garden. Comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, plate rack and shelving. Original glazed display cabinet plus base level cabinets and drawers with solid roll edged worktop over. The remainder of the kitchen also has roll edged wooden worktop surfaces with travertine splashback tiling and pelmet lighting. Ceramic sink with draining board to side and swan neck mixer tap over. Integral appliances including Britannia electric/gas range cooker with canopy extractor hood over, dishwasher, tall fridge/freezer and washing machine. Exposed wooden floorboards, double opening pantry cupboard with shelving, two ceiling light points, two Victorian style radiators, ample space for table and chairs.

**CLOAKROOM/WC:** low level dual flush wc, wall mounted wash hand basin with mixer tap, timber panelled walls to dado height, exposed wooden floorboards, complimentary shelf, wall light point, inset ceiling downlight, extractor fan, radiator.

## FIRST FLOOR

**SPLIT LEVEL LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, dado rail, two ceiling light points, elegant turning staircase ascending to the second floor. Stripped pine four-panelled doors with moulded architraves, opening to:-

**BEDROOM 2:** (15'0" x 13'3") (4.57m x 4.04m) virtually full width bay window to the front elevation comprising four wooden double glazed sash windows, tall moulded skirtings, radiator, picture rail, ceiling light point. His and hers built-in wardrobes with cupboards above. Four-panelled door with moulded architraves opening to:-

**En-Suite Shower Room/WC:** (10'9" x 4'5") (3.28m x 1.35m) part opaque wooden double glazed sash window to the front elevation. Built-in shower cubicle with folding glass door, fully tiled surround, wall mounted shower unit and an overhead circular shower. Low level flush wc with concealed cistern. Wash hand basin with hot and cold water taps and splashback tiling. Tall moulded skirtings, Victorian style radiator with heated towel rail, picture rail, ceiling light point, inset ceiling downlights, inset wall lights, extractor fan.

**BEDROOM 3:** (11'10" x 10'10") (3.61m x 3.31m) multi-paned wooden double glazed sash window to the rear elevation enjoying a southerly orientation. Airing cupboard housing wall mounted Valliant gas fired combination boiler with shelving surround and cupboard above. Built-in wardrobe with slatted shelving and cupboard above. Victorian style radiator, tall moulded skirtings, picture rail, ceiling light point.

**BEDROOM 4:** (10'2" x 9'11") (3.09m x 3.02m) multi-paned wooden double glazed sash window to the rear elevation with southerly orientation. Tall moulded skirtings, complimentary shelving, ornate cast iron fireplace, radiator, ceiling light point.



**BATHROOM/WC:** (6'7" x 6'2") (2.01m x 1.88m) panelled bath with mixer tap and telephone style shower attachment plus wall mounted shower unit and an overhead circular shower. Low level flush wc. Pedestal wash hand basin with hot and cold water taps. Partially timber panelled walls to dado height, opaque wooden double glazed casement window to the side elevation, heated towel rail/radiator, ceiling light point, inset ceiling downlights.

## SECOND FLOOR

**LANDING:** enjoying plenty of natural light via a Velux window to the rear elevation with fitted blind. Ceiling light point and moulded skirtings. Door opening to:-

**BEDROOM 1:** (20'5" x 10'10") (6.23m x 3.30m) dual aspect with upvc double glazed double doors to the rear elevation enjoying fabulous rooftop views and Juliet balcony plus southerly orientation. A pair of Velux windows to the front elevation with fitted blinds. Generous built-in wardrobes and eaves storage cupboard, engineered oak flooring, Victorian style radiator, tall moulded skirtings, inset ceiling downlights. Door to:-

**Wet Room Style En-Suite Shower/WC:** (7'1" x 5'9") (2.16m x 1.75m) walk-in style shower with wall mounted shower unit, handheld shower attachment and an overhead circular shower. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled flooring and fully tiled walls, heated towel rail/radiator, base level double opening cupboard, inset ceiling downlights, extractor fan. Velux window to the front elevation with fitted blind.

## OUTSIDE

**FRONT COURTYARD:** designed for ease of maintenance and stone chipped with clipped hedge border along the front boundary wall providing privacy plus mature shrubs.

**REAR GARDEN:** (27'0" x 17'2") (8.23m x 5.23m) enjoying a sunny direct south facing orientation and enjoying the maximum amount of the day's sunshine. Enclosed on all three sides by a combination of brick walls and timber fencing. Again, designed for ease of maintenance and paved with ample space for garden furniture, potted plants and barbecuing etc. Shaped borders that feature an array of mature shrubs and climbing plants. Outside water tap. Useful garden shed with three windows. Gate to rear onto vehicular access lane.

## 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 with a perpetual yearly rent charge of £5.0s.0d p.a. This information should be checked with your legal adviser.

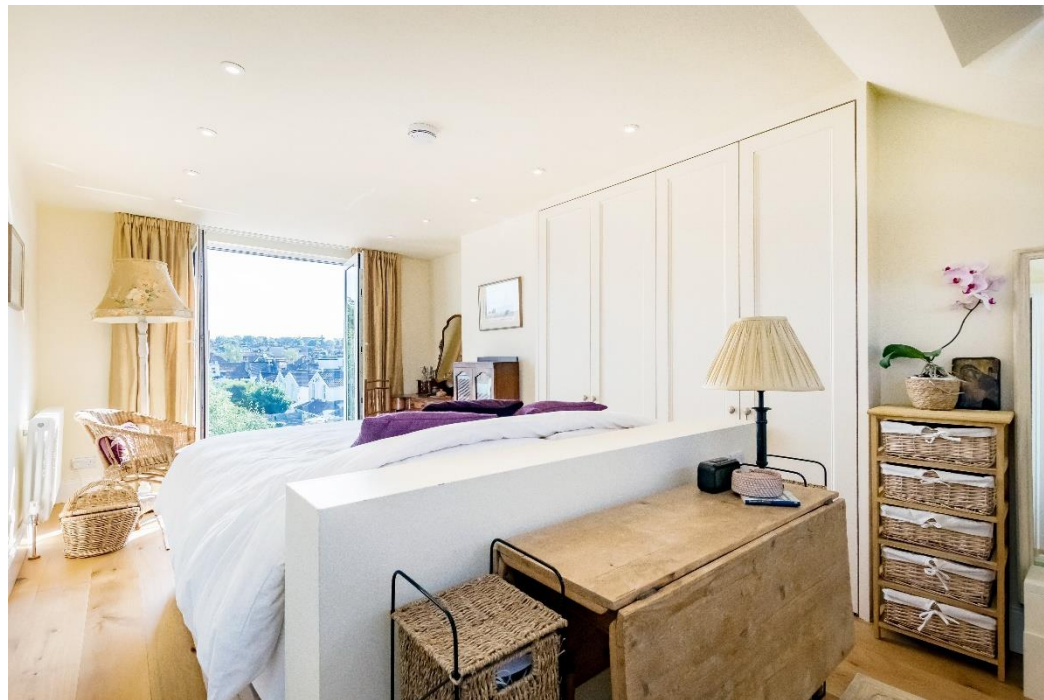
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### 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		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

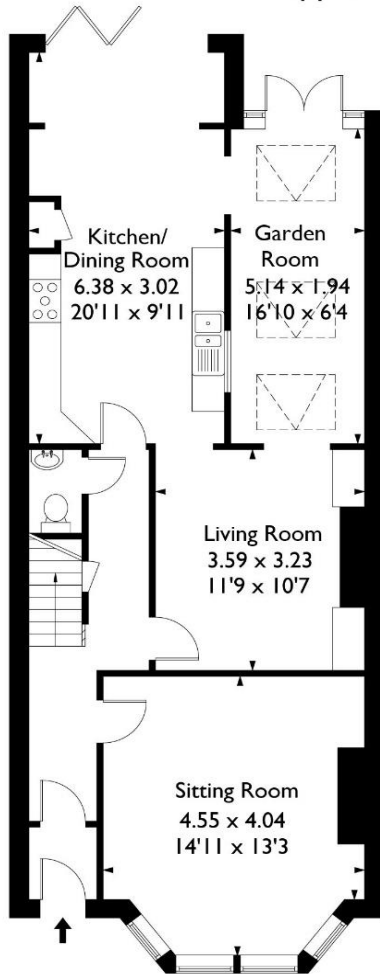
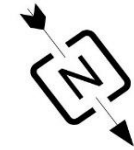
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



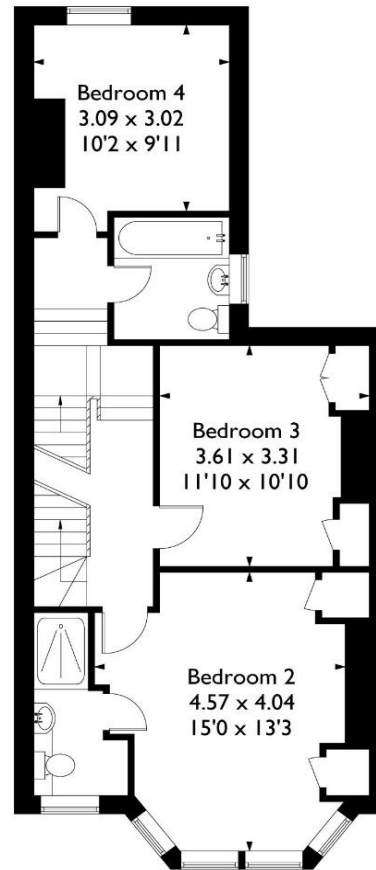


# Cairns Road, Redland, Bristol BS6 7TZ


Approximate Gross Internal Area 162.40 sq m / 1748.40 sq ft

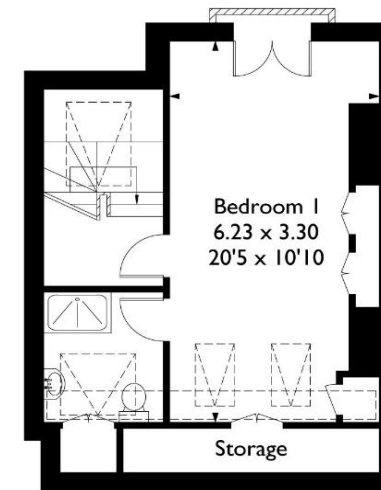


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second 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.