



The Old School, 23 Eastfield Road
Guide Price £1,350,000

RICHARD
HARDING



The Old School, 23 Eastfield Road, Westbury on Trym, Bristol, BS9 4AE

RICHARD
HARDING

'Wow - factor extraordinaire', 'imaginative barn conversion', 'the ultimate flexible living space' or 'part Manhattan loft' - all of these help to describe this fascinating and intriguing 3 double bedroom, 3 bath/shower room, semi-detached family residence (one half of a converted Victorian period school building) rather secretly tucked away in a prime location near Red Maids Girls' School with off-street parking for two cars. Lots to offer including a charming south and west facing garden and off-street parking plus a separate studio building providing ancillary en-suite accommodation e.g. as bedroom 4, for nanny/au pair, working from home, Airbnb etc.

Key Features

- Excellent location - quietly hidden away in a friendly road with a good community spirit, handy for everything you need - great local shopping in Westbury on Trym village (within a few hundred yards) and Henleaze Road, a good range of state and independent schools in the area including Red Maids just up the road, easy for local parks with convenient access to the Downs, Whiteladies Road, Clifton Village and city centre, commercial and business districts plus simple commuting out of town via the Mall shopping complex at Cribbs Causeway and M5 junction 17.
- Has a wonderful welcoming atmosphere, tastefully renovated with lots of character and extraordinary light and space, perfect for entertaining with a sense of freedom and fun for growing family yet private and tranquil, provides a discreet and special retreat from the daily hustle and bustle whilst retaining all the benefits of city life.
- **Ground Floor:** stunning 45ft x 20ft through family living space with large modern kitchen section - space galore for sitting, relaxing, dining, cooking and entertaining or kids play, further separate rooms:- garden room with stylish fitted furniture, utility room/wc, mezzanine area/occasional bedroom.
- **First Floor:** landing, bedroom 1 with en-suite bath/shower room, bedroom 2 with en-suite bathroom, additional third double bedroom, shower room.
- **Studio:** separate from the main house, incorporates a kitchenette cabinet and shower/wc, could be bedroom 4 or suitable for working from home or a hobby, nanny/au pair, a teenager/relative's domain or renting out via Airbnb.
- **Outside:** private landscaped garden (62ft x 31ft) with studio building and well planted borders with sitting out areas, separate off-street driveway parking for two cars.





GROUND FLOOR

APPROACH: turn in from Eastfield Road, gravelled parking area, pedestrian gate into enclosed front landscaped garden area, pathway to secluded front terrace and side gated access leading to the main front entrance door. Multi-paned double glazed double doors opening to:-

GARDEN ROOM: (21'8" x 9'0") (6.60m x 2.73m) a most welcoming and spacious introduction, having high sloping ceiling with three large Velux windows enjoying a southerly orientation and triangular shaped multi-paned overlight to the front. Tiled flooring with underfloor heating, four ceiling light points, stylish bespoke fitted furniture incorporating work station, shelving and cupboards. Internal window through to the living space. Door opening to the utility room. Multi-paned double doors with overlight opening to:-

THROUGH FAMILY LIVING SPACE with LARGE KITCHEN AREA: (45'3" x 19'11" max into chimney recesses) (13.79m x 6.07m) parquet wood block flooring throughout, high ceilings with simple moulded cornicing, generous fenestration with abundant natural lighting, two fireplaces both with multi-fuel burning stoves, traditional style radiators, fine staircase with handrail and balustrade rising to first floor. A wonderful flexible space to be used as required, currently arranged with sitting room area, family, play or entertaining area and a modern style kitchen/breakfast room section with base level units including granite effect worksurfaces and a large island unit with roll edged wooden worksurface, double stainless steel sink with draining board to side and dual setting mixer tap over, 4 ring electric hob, eye level electric double oven, tall fridge/freezer and dishwasher.

UTILITY ROOM: (10'5" x 8'0" inclusive of wc) (3.18m x 2.43m) space and plumbing for washing machine and tumble dryer on a stacker system, wall mounted wash hand basin with mixer tap and double opening cupboard below, wall mounted cabinet and shelving, tiled flooring, radiator, ceiling light point, internal window through to the garden room. Double opening cloakroom cupboard. Door to:-

Separate WC: low level flush wc, wall mounted electric heater, extractor fan, ceiling light point. Open tread wooden steps ascending to:-

Mezzanine Floor/Occasional Bedroom: (10'8" x 9'11") (3.24m x 3.02m) sloping ceiling with restricted head height, wooden flooring, Velux window, ceiling light point.

FIRST FLOOR

LANDING: exposed floorboards and roof beams, Velux window, radiator.

BEDROOM 1: (front) (15'6"/20'0" max to rear of built-in wardrobes x 12'4") (4.71m/6.10m x 3.76m) exposed roof beams with high ceilings, casement windows, a range of wall to wall built-in wardrobes with cupboards above (also containing the gas boiler), radiator. Door to:-

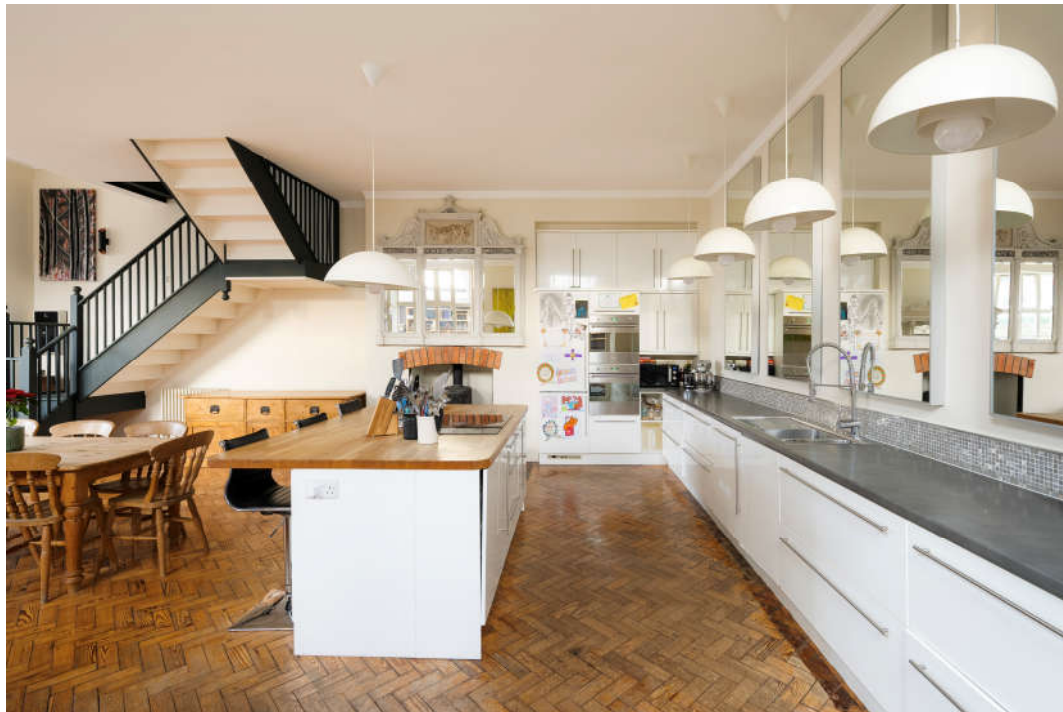
En-Suite Bath/Shower Room/WC: (12'0" x 9'3") (3.66m x 2.82m) having recently been re-appointed. Freestanding roll top bath on ball and claw feet with mixer tap and telephone style shower attachment. Walk-in style shower with glass screens, built-in shower unit and an overhead circular shower. Vanity unit with wash hand basin and wall mounted mixer tap plus splashback tiling. High level flush wc. Tiled flooring with underfloor heating, moulded skirtings, casement window to the side elevation, heated towel rail/radiator, high sloping ceiling with exposed beams, spotlight lighting.

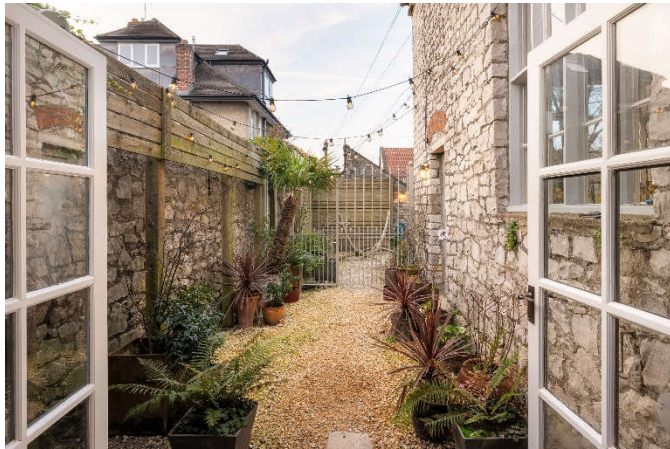
BEDROOM 2: (rear) (15'0" x 9'9" min measured into wall below sloping ceiling at approx. 3'2"/0.97m min height above floor level) (4.58m x 2.96m) high sloping ceiling with exposed beams and two Velux windows, additional window to the rear elevation, wooden flooring, tall moulded skirtings, double opening cupboard, radiator, two wall light points, spotlight lighting. Door to:-

En-Suite Bathroom/WC: (9'9" x 7'2") (2.97m x 2.18m) panelled bath with mixer tap and extendable handheld shower attachment. Low level dual flush wc. Wall mounted wash hand basin with mixer tap and double opening cupboards. High sloping ceiling with exposed beams and Velux window. Tiled flooring, heated towel rail/radiator, three wall light points, extractor fan.

BEDROOM 3: (rear) (15'1" x 9'8" max into chimney recess and wall below sloping ceiling at 3'2"/0.97m min height above floor level) (4.60m x 2.94m) exposed roof beams and floorboards, double glazed casement window, Velux window, radiator.

SHOWER ROOM/WC: (9'4" x 4'3") (2.84m x 1.30m) built-in shower cubicle with wall mounted shower unit and handheld shower attachment. Low level dual flush wc. Wash hand basin with double opening cupboard below and mixer tap. Tiled effect flooring, heated towel rail/radiator, high sloping ceiling with exposed beams and Velux window, wall light point, extractor fan.





OUTSIDE

THE STUDIO: a renovated stone building (overall internal measurements **15'3" x 9'5"**) (**4.65m x 2.87m**) with electric light and power installed, natural light from double glazed skylights in the ceiling apex and the double glazed double entrance doors. **Kitchenette Cupboard** with stainless steel sink and mixer tap, refrigerator, cutlery drawer and shelves; **Shower/WC** with white suite, tiled floor and surrounds, wash basin, low level wc, shower encloser with sliding doors and electric shower unit, Velux double glazed opening skylight window, electric heated towel rail/radiator.

OFF STREET PARKING SPACE: (approx. dimensions **26ft x 26ft**) (**7.92m x 7.92m**) gravelled space for two vehicles with shrub/bush border, meter cupboard and paved area for bins. Could be enclosed within the garden area if desired.

GARDEN: (front) (approx. dimensions inclusive of studio building **62ft x 31ft**) (**18.90m x 9.45m**) enjoying a sunny westerly orientation and open southerly side aspect. Level and having been stylishly landscaped to incorporate sitting out areas, gravelled pathways and well stocked borders that provide a profusion of colour in the spring/summer months. Garden shed and a combination of fence/walled boundaries.

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:

- 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		82 B
69-80	C		
55-68	D		
39-54	E	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.



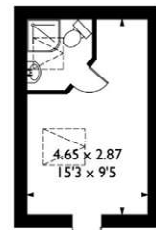


Eastfield Road, Westbury-on-Trym, Bristol BS9 4AE

Approximate Gross Internal Area 205.30 sq m / 2209.83 sq ft

Annexe Area 13.35 sq m / 143.69 sq ft

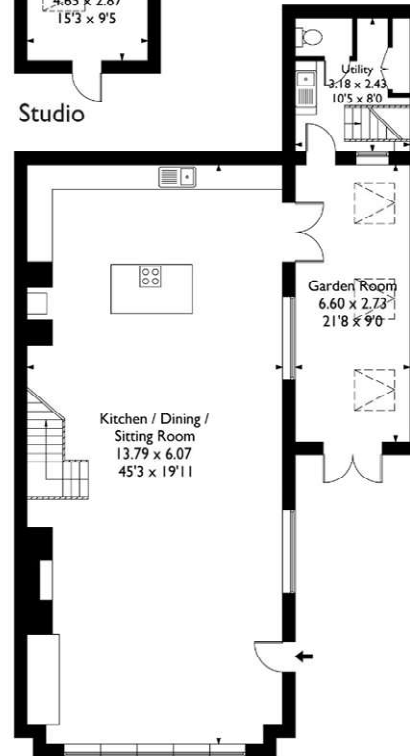
Total Area 218.65 sq m / 2353.52 sq ft



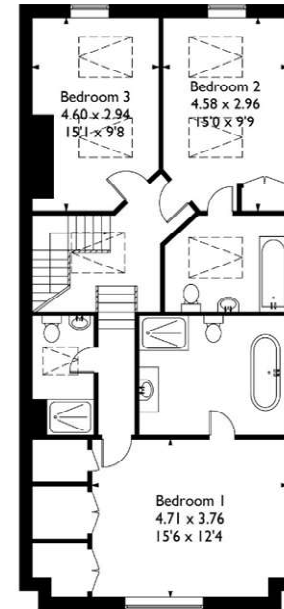
Studio



Mezzanine



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.