



Leyton House, 6 Warwick Road

Guide Price Range £2,000,000 - £2,200,000

RICHARD
HARDING



Leyton House, 6 Warwick Road,

Redland, Bristol, BS6 6HE

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An outstanding, sizeable (4,949 sq. ft.) and elegant Victorian period home in a prime central location with off road parking for 2/3 cars, a landscaped rear garden and extensive, versatile accommodation - currently arranged with 7 bedrooms and 3 reception rooms, plus a home office, utility room and additional store rooms.

Key Features

- Superb location tucked away from the hustle and bustle yet within a short level stroll of the highly regarded independent restaurants and cafes of Cotham Hill and the wider amenities of Whiteladies Road including the Everyman Cinema, bus connections to central Bristol, cafes, shops and Sainsburys supermarkets. Excellent schools including Clifton College, Bristol Grammar, QEH and Cotham are also within easy reach, as are Cotham Gardens Park and Redland train station.
- Extensively renovated by the current owners in recent years under the guidance of Moon Design & Build, a highly regarded architect building practice, sympathetically retaining original features whilst designing an incredible layout conducive to modern living.
- An abundance of space and a sizeable lower ground floor with its own independent entrance, providing great flexibility for accommodating wider family, games rooms, cinema rooms etc., whilst offering balanced living and bedroom accommodation upstairs.
- Front garden with off road parking beside for 2/3 vehicles and a landscaped 45ft x 29ft level rear garden attracting afternoon and evening summer sunshine.
- A superb period residence of distinction with breathtaking proportions throughout, ample parking and great flexibility.





GROUND FLOOR

APPROACH: from the pavement, pass between large stone pillars, across the driveway to the wide stone steps with ornate iron handrail/balustrade which rise to solid wooden front door which opens to a **Recessed Porch Entrance** with carved stone detailing and pillars/internal niche/sidelight with stained and etched glass, and beautiful internal front entrance door with stained glass surround and coloured starbursts which opens into:

RECEPTION HALL: (35'2" x 7'6") (10.72m x 2.29m) a truly breathtaking and impressive central hallway with wonderful high ceilings, detailed ornate lattice corning, original tessellated tiled floor flowing throughout the length of the hallway, original staircase ascending to the first floor and descending to the lower ground floor, recessed alcove with built-in shelving and low level cupboards and wide wall openings with bi-folding part glazed timber doors accessing the living space and kitchen/dining space. Further door accesses a ground floor boot room/wc. Incredible, large stained glass sash window to side floods natural light into the reception hallway.

SITTING ROOM: (overall measurement 30'9" x 17'7" max into bay) (9.37m x 5.35m) an impressive reception room (formerly two rooms) with wonderful high ceilings with ornate ceiling corning and central ceiling rose, wide bay to front comprising three sash windows with wooden shutters, further sash window to the library area with working wooden shutters, low level cast iron radiators, built-in bookcasing with sliding library ladder, impressive period marble fireplace with wood burning stove and built-in shelving to chimney recesses, engineered oak flooring, tv/cable tv points.

KITCHEN/DINING ROOM: (30'9" max into chimney recess x 14'2") (9.37m x 4.32m) a superb sociable family kitchen/dining space with a high specification Tom Howley kitchen with incorporated appliances including Miele oven and combi oven, Fisher & Paykel American style fridge/freezer, Miele dishwasher and 5 burner Wolf gas hob. There is a large central island with inset double bowl sink with waste disposal unit, Quooker boiling hot water tap and overhanging breakfast bar providing seating. To the dining area there is a built-in bench seat and ample space for a large family dining table and chairs. Throughout the room there are high ceilings with ornate corning, central ceiling roses and sash windows to rear, overlooking the rear garden. Engineered oak flooring and cast iron radiators. Central part glazed French doors accessing a sunny balcony with stairs descending to the rear garden.

BOOT ROOM/WC: (8'7" x 7'6" max into recessed coats storage cupboard) (2.62m x 2.29m) low level wc with concealed cistern, wall mounted wash basin, obscured glazed sash window to side with working wooden shutters, engineered oak flooring, contemporary upright radiator, high ceilings with ceiling coving and central ceiling rose, sliding doors accessing a useful boot room cupboard with space for coats and shoes.

FIRST FLOOR

LANDING: (27'2" x 7'5") (8.28m x 2.26m) doors off to three double bedrooms, family bathroom and first floor utility room.

BEDROOM 1: (front) (17'9" max into chimney recess x 13'11") (5.40m x 4.25m) a superb principal bedroom with high ceilings, ceiling coving, attractive period fireplace, exposed stripped floorboards, cast iron radiators, two double glazed sash windows to front with built-in blinds. Wall opening with step up into:-

En-Suite Bathroom/WC: (12'9" x 10'8") (3.89m x 3.25m) a gorgeous luxurious en-suite bathroom with freestanding claw foot bath with central floor mounted mixer taps, two bowl sink set into a quartz worktop with floating drawers beneath, walk-in wet room style oversized shower area with dual headed system fed shower and recessed alcove shelf, built-in mirrored cabinets, inset spotlights, low level wc with concealed cistern, tiled floor with underfloor heating, heated towel rail, radiator and double glazed sash window to front.

BEDROOM 2: (rear) (17'11" x 13'6") (5.46m x 4.12m) a large double bedroom with high ceilings, ceiling coving, central ceiling rose, picture rail, two sash windows to rear, exposed stripped floorboards and radiators.

BEDROOM 3: (rear) (13'7" x 11'3" max into chimney recess) (4.15m x 3.42m) currently used as a walk-in dressing room, but equally could be repurposed as a double bedroom; built-in wardrobes, high ceilings, ceiling coving, central ceiling rose and picture rail. Sash window to rear, exposed stripped floorboards and a radiator.

FAMILY BATHROOM/WC: white suite comprising panelled bath with system fed shower over and central mixer taps with retractable shower head, sink set into a slate counter with cabinet beneath, low level wc with concealed cistern, high ceilings with ceiling coving and inset spotlights, sash window to side, part tiled walls, tiled floor and a radiator.

UTILITY ROOM: first floor utility room offering great practicality with the washing area being closest to the bedrooms, with plumbing and appliance space for washing machine and dryer. Boiler cupboard housing modern Worcester gas central heating boiler and pressurised hot water tank. Built-in shelving, sash window to front and inset spotlights.

SECOND FLOOR

LANDING: central landing with sash window to side and doors leading off to two further bedrooms, a shower room/wc and walk-in attic storage space with built-in shelving.

BEDROOM 4: (13'11" x 13'9" max into chimney recess) (4.24m x 4.18m) a double bedroom with double glazed sash window to front, period fireplace, radiator and exposed stripped floorboards.

BEDROOM 5: (rear) (13'8" x 10'2") (4.18m x 3.09m) a double bedroom with two double glazed sash windows to rear, period fireplace, exposed stripped floorboards and radiator. Loft hatch with pull down ladder accessing a useful loft storage area, which in turn has a part glazed door out to the roof space.

SHOWER ROOM/WC: white suite comprising corner shower enclosure with system fed shower, low level wc with concealed cistern, wall mounted wash basin, part tiled walls, tiled floor with underfloor heating, heated towel rail. Wide stained glass window to side, offering a wonderful rooftop view over Redland.





LOWER GROUND FLOOR

There is an incredibly spacious lower ground floor level with independent entrance to the side of the building, providing great flexibility if one needs to use the space for guest accommodation, dependent relatives etc.

CENTRAL LANDING: (26'0" x 7'8") (7.92m x 2.34m) large central landing, high ceilings with ceiling coving, engineered wood flooring, radiator. Doors leading off to a cinema room, reception 2/garden room, two further bedrooms, a home office, cellar storage room and shower room/wc.

RECEPTION 2/GARDEN ROOM: (17'9" max into chimney recess x 13'10") (5.42m x 4.22m) an impressive second reception room with timber bi-folding doors leading seamlessly out onto the rear garden. Engineered oak flooring, radiator, built-in storage and bookshelving.

CINEMA ROOM/RECEPTION 3: (15'2" x 13'11") (4.62m x 4.24m) a good sized reception room, currently used as a cinema room with bespoke cabinetry affording plenty of recessed storage space for audio equipment etc. Bay window to front comprising double glazed sash windows, inset spotlights, recessed wall and ceiling speakers and space for centrally mounted large flat screen tv.

BEDROOM 6: (front) (12'3" x 10'11") (3.74m x 3.34m) ceiling coving, inset spotlights, radiator and sash window to front.

BEDROOM 7: (rear) (12'11" x 12'10") (3.93m x 3.90m) a light and airy double bedroom or further reception room with two sash windows to rear overlooking the rear garden, built-in shelving and a radiator.

HOME OFFICE: (8'10" x 6'4") (2.68m x 1.94m) a useful hideaway with large sash window to rear, overlooking the rear garden, radiator and further high level window to side.

CELLAR STORAGE ROOM: there is a cellar storage space running beneath the steps up to the entrance of the house providing space for additional storage.

SHOWER ROOM/WC: white suite with corner shower enclosure, system fed shower, low level wc with concealed cistern, wall mounted wash basin, heated towel rail, tiled floor, part tiled walls and inset spotlights.

OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: the two attractive period stone pillars provide access to a wide landscaped driveway with ample space for at least two family sized vehicles, level lawned front garden beside with deep flower borders containing various shrubs and plants. The pathway leads up the right hand side of the property where there is independent access to the lower ground floor and through to the rear garden.

REAR GARDEN: (45ft x 29ft) (13.72m x 8.84m) a level rear garden with landscaped paved seating areas, deep flower borders containing various shrubs and trees, attractive stone boundary walls with trellising over, built-in storage sheds with sedum grass roof, low maintenance artificial lawned central section and steps leading up to the balcony off the kitchen/dining room, as well as gated access through to the front garden and off road parking.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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: G

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		74 C
55-68	D	55 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.





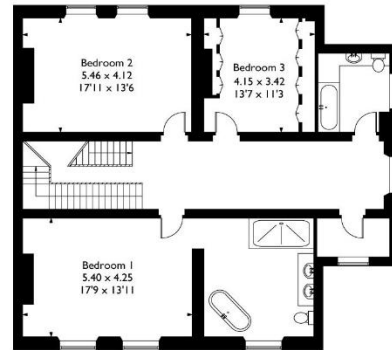
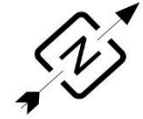
Warwick Road, Redland, Bristol BS6 6HE

Approximate Gross Internal Area 449.4 sq m / 4836.6 sq ft

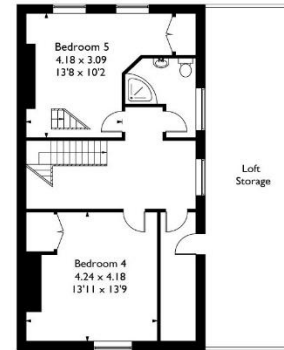
Garden Storage 10.4 sq m / 112.4 sq ft

Total Area 459.8 sq m / 4949.0 sq ft

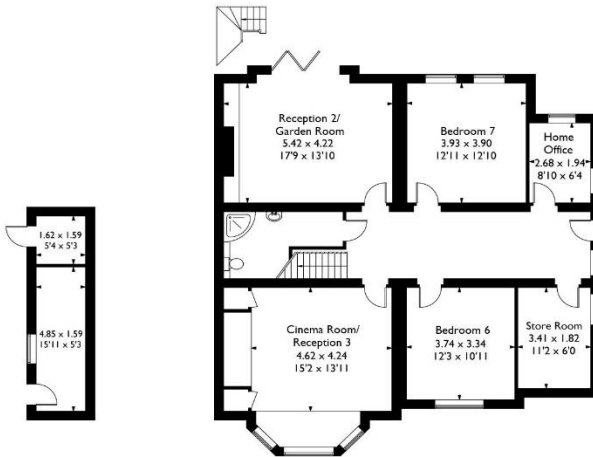
(Excludes Loft Storage)



First Floor

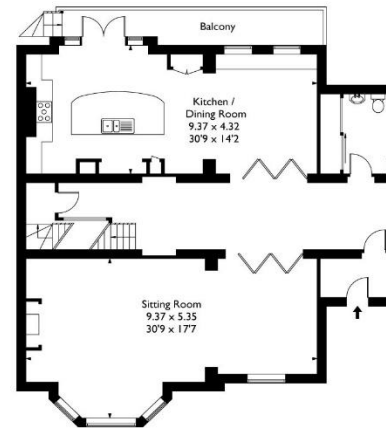


Second Floor

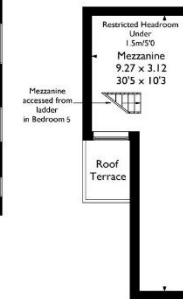


Garden Storage

Lower Ground Floor



Ground Floor



Mezzanine

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.