



5 Woodland Terrace, Redland
Guide Price £925,000

RICHARD
HARDING



5 Woodland Terrace,

Redland, Bristol, BS6 6LR

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A most attractive and fine Grade II listed period family town house offering 3/4 bedrooms, semi open-plan kitchen/dining/living room, front courtyard and charming 50ft walled rear garden.

Key Features

- Situated on a peaceful side road in Redland, yet within a short stroll of the independent shops and restaurants of Cotham Hill, Whiteladies Road and Clifton Down shopping centre. Bus connections and Clifton Down train station are close by.
- Many original features including high ceilings with cornicing, sash windows and fireplaces, adding to the appealing and welcoming atmosphere of this elegant home.
- **Raised Hall Floor:** grand entrance hallway, drawing room, bedroom 3, utility room. Stairs to first floor landing.
- **Lower Ground Floor:** separate entrance offering flexibility. Inner hallway, large storage room/pantry, kitchen/dining room, living room with French doors and log burning stove, cloakroom/wc. Stairs to raised hall floor entrance hallway.
- **First Floor:** landing, bedroom 1 with en-suite bathroom/wc, bedroom 2 and shower room/wc.
- **Outside:** low maintenance courtyard to front and stunning 50ft walled garden to the rear.
- Located in the CN residents parking zone.
- An incredibly engaging and attractive period family home in a sought after location.





RAISED HALL FLOOR

ENTRANCE HALLWAY: via front door with fanlight above, tall ceilings with cornicing, ceiling light point, dado rail, radiator, moulded skirting boards, staircase ascending to first floor landing and descending to lower ground floor. Doors leading to drawing room, bedroom 3 and utility room.

UTILITY ROOM: comprising of wall and base units with laminate worktop over, circular stainless steel sink with mixer tap over, tiled surrounds, window to the side elevation, ceiling light point, space and plumbing for washing machine, floor standing Worcester boiler, wood effect vinyl flooring, moulded skirting boards.

BEDROOM 3: (12'10" x 11'6") (3.92m x 3.50m) a double bedroom (currently arranged as an office space) with tall ceilings, ceiling light point, cornicing, picture rail, radiator, period cast iron fireplace with marble surround and stone hearth, internet and telephone point, large multi-paned sash window overlooking the private rear garden with working wooden shutters, tall moulded skirting boards.

DRAWING ROOM: (14'8" x 13'6") (4.47m x 4.12m) a stunning room with tall ceilings, large multi-paned sash window overlooking the front elevation with working wooden shutters, ceiling rose, ceiling light point, ornate cornicing, picture rail, period cast iron gas fireplace with marble surround, radiator, stripped wooden flooring, tv point, tall moulded skirting boards. (Could be arranged as an additional bedroom).

LOWER GROUND FLOOR

Stairs descend from raised hall floor into:

LIVING ROOM: (18'3" x 12'0") (5.55m x 3.65m) a stunning living room with exposed stonework, flagstone flooring, inglenook fireplace with wood burning stove, inset ceiling downlighters, 2 radiators, multi-paned French doors leading out onto private rear garden, tv point, understairs storage recess, double doors leading to kitchen/dining room. Door leading to:-

CLOAKROOM/WC: low level wc, wall mounted hand basin with tiled surround, window to the side elevation, ceiling light point, extractor fan, radiator, moulded skirting boards, flagstone flooring.

KITCHEN/DINING ROOM: (14'6" x 13'8") (4.42m x 4.17m) a fantastic shaker style fitted kitchen comprising of a range of wall, base and drawer units with granite worktop over with coloured splashback, integrated appliances include Neff dishwasher, Neff microwave oven, undercounter fridge and large range cooker set into chimney breast. Inset 1½ bowl stainless steel sink with mixer tap over, ceiling light points, multi-paned sash window overlooking the private front courtyard, ample space for dining room furniture, radiator, flagstone flooring, moulded skirting boards. Door to:-

ENTRANCE HALLWAY/PANTRY ROOM: door giving access out onto private front courtyard. Cupboard housing electrical consumer unit, 2 ceiling light points, a useful area for pantry storage and space for additional appliances i.e. fridge/freezer, moulded skirting boards, flagstone flooring.

FIRST FLOOR

LANDING: stairs ascend from hall floor landing via midway landing with door off to shower room/wc. Main landing with Velux ceiling skylight, loft access hatch, window to rear elevation, ceiling light point, dado rail, moulded skirting board and radiator. Doors radiate off the main landing to bedroom 1 and bedroom 2.

SHOWER ROOM/WC: a white suite comprising low level wc, wash hand basin, double shower enclosure with system fed shower over, inset ceiling downlighter, extractor fan, fully tiled walls, obscure window to rear elevation, radiator, tiled flooring.

BEDROOM 1: (14'8" x 11'3") (4.47m x 3.42m) a large double bedroom with tall ceilings, ceiling light point, multi-paned period sash window to the front elevation, cast iron feature fireplace, radiator and moulded skirting boards. Door to:-

En Suite Bathroom/WC: a modern bathroom suite comprising of low level wc with concealed cistern, wash hand basin, panelled bath, separate corner shower enclosure with system fed shower over, tiled surrounds, inset ceiling downlighters, extractor fan, obscured multi-paned period sash window to the front elevation, wall mounted chrome towel radiator, tiled flooring with underfloor heating.

BEDROOM 2: (12'10" x 11'7") (3.92m x 3.54m) a double bedroom with tall ceilings, ceiling light point, loft access hatch, period feature fireplace with painted surround and tiled hearth, period multi-paned sash window overlooking the private rear garden, radiator, moulded skirting boards.





OUTSIDE

FRONT GARDEN: there is a small courtyard with steps leading down giving access to the ground floor accommodation, storage shed enclosed by a variety of stone wall and mature hedging.

REAR GARDEN: accessed via the living room the rear garden is arranged in multiple zone. The first is a sunken courtyard which is laid to flagstone patio with an outside tap. Steps lead up to an area of chippings ideal for garden storage and barbeque area, small rockery. Steps ascend to the main section of garden which is mainly laid to patio with deep and interesting borders housing a variety of mature shrubs. Steps lead to the upper tier of garden, which is mainly laid to wooden decking, chippings to the borders and enclosed by stone wall and rendered boundaries.

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: D

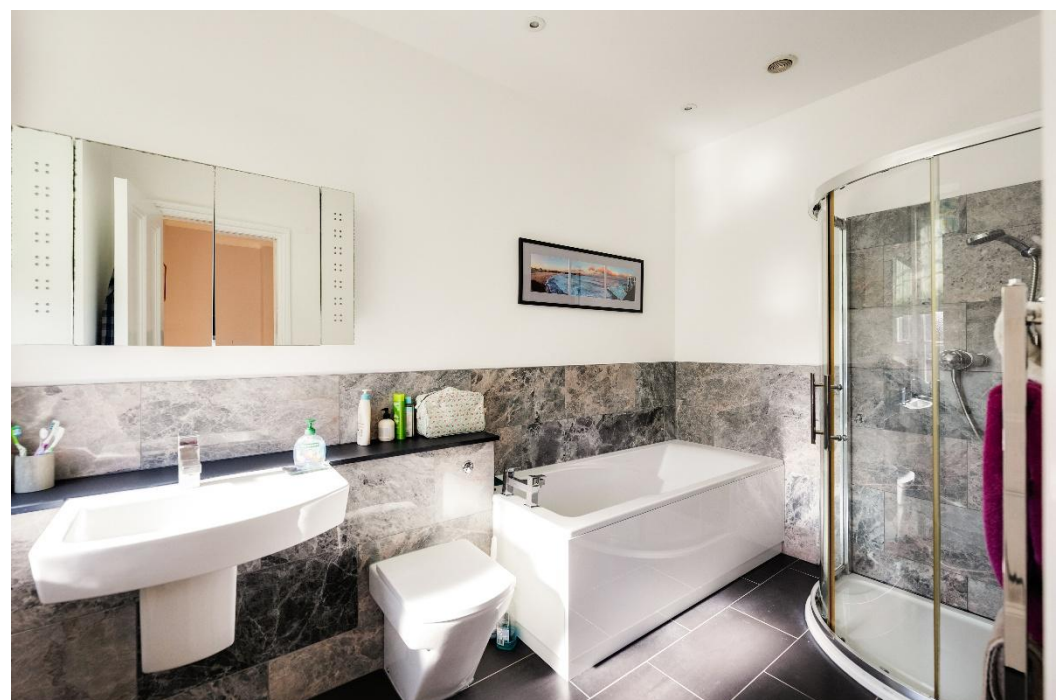
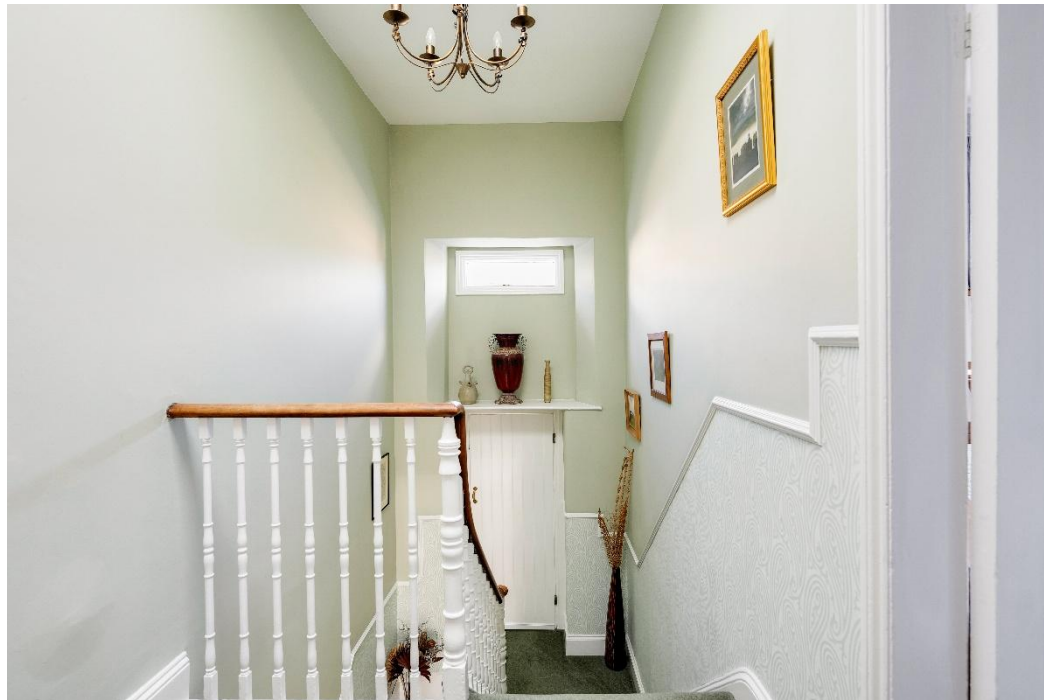
PLEASE NOTE:

- 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		77 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.



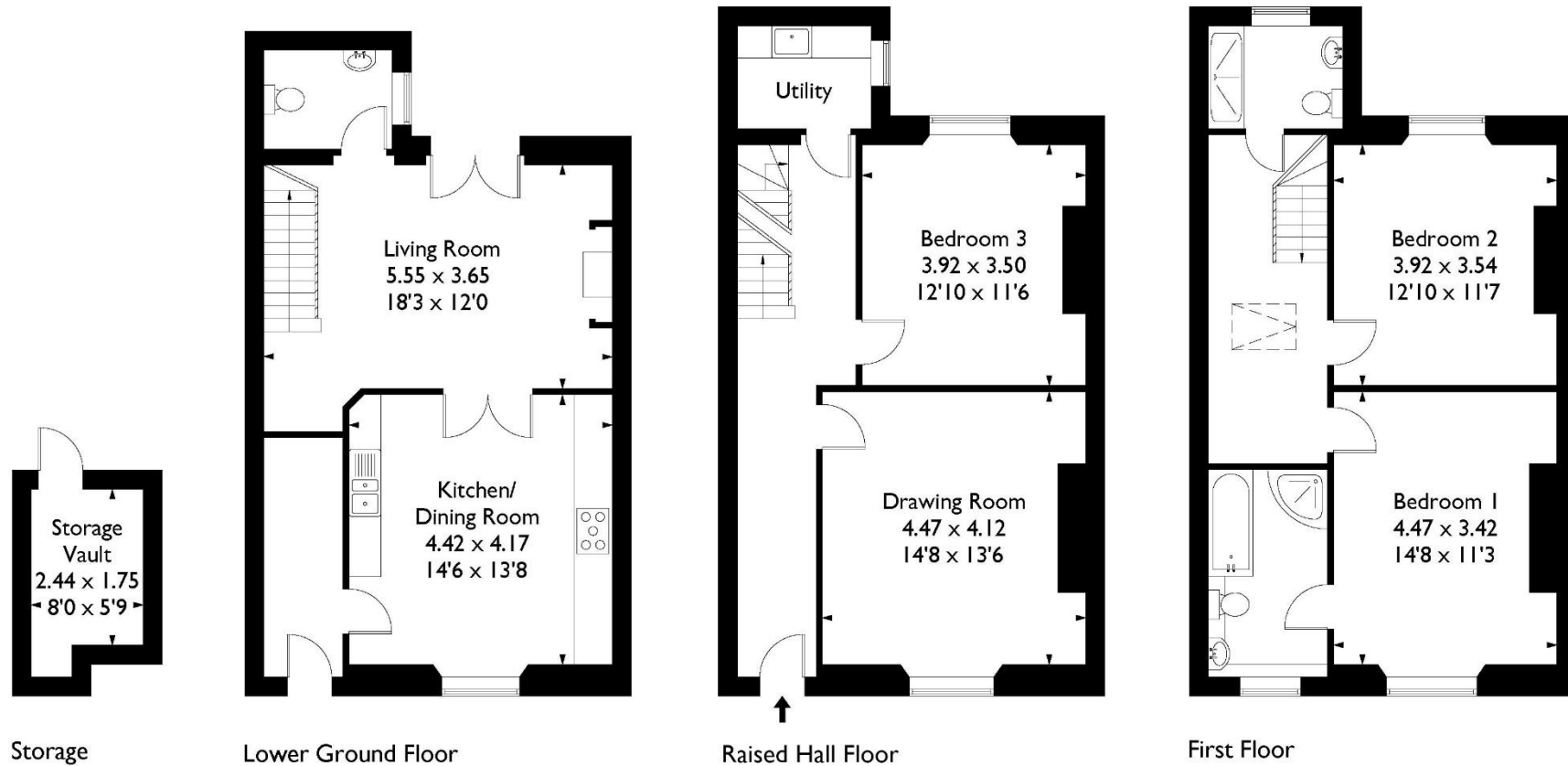


Woodland Terrace, Redland, Bristol BS6 6LR

Approximate Gross Internal Area 148.0 sq m / 1592.8 sq ft

Storage Vault 4.6 sq m / 49.5 sq ft

Total Area 152.6 sq m / 1642.3 sq ft



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.