



The Firs, 9 Clarendon Road
Guide Price £1,695,000

RICHARD
HARDING



The Firs, 9 Clarendon Road, Redland, Bristol, BS6 7EX

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A handsome and significant late Victorian period semi-detached family house located within 300 metres of Redland Green Secondary School.

Key Features

- A large circa 3,885 sq. ft. 6 bedroom, 3 reception, classic Redland house retaining many period features and offering extensive and versatile accommodation with generous sunny gardens and off street parking space.
- Highly prized location near 2 local parks - Redland Green and Cotham Gardens - with easy access to the Downs, Whiteladies Road, Gloucester Road and the city centre; Cotham Gardens Primary School and the Redland Green Secondary School within 0.25 miles. A wide selection of excellent independent schools are also available within the area. Convenient for the university/main hospitals/BBC and close to Redland train station.
- **Ground Floor:** entrance porch, reception hall, sitting room, dining/family room, kitchen/breakfast room, study/snug, downstairs wc/bathroom.
- **Lower Ground Floor:** inner hall/utility, hobby/storage room, garden store room.
- **First Floor:** landing, bedroom 1 with en suite shower room, bedroom 2, bedroom 3, bedroom 4, large family bathroom/wc, separate wc.
- **Second Floor:** landing, bedroom 5 and bedroom 6.
- **Outside:** generous gardens to the side and rear with sunny southerly orientation, L shaped: **42ft x 30ft and 40ft x 23ft**
- **Off street parking.**
- A comfortable and welcoming family home in an elevated position with an open outlook.





GROUND FLOOR

APPROACH: from the pavement find gateway with impressive stone pillars and follow sweeping pathway up to porch with slate step and wooden double doors with decorative upper panes.

ENTRANCE PORCH: (5'2" x 4'9") (1.57m x 1.45m) glazed porch with decorative stained glass side panes, tessellated period floor with inset floor mat, wooden double doors with stained glass upper panes opens into:

RECEPTION HALL: (26'4" x 8'2" max measurements including staircase narrowing to 5'8" min width) (8.03m x 2.49m/1.73m) ceiling cornice and dado rail, impressive wide staircase with stripped wooden balustrade rises to first floor landing with beautiful full height stained glass windows with floral inserts providing plenty of light to hall and landing. 2 radiators, stained glass window to lower level. Doors radiate to sitting room, dining room, study/snug, bathroom/wc and steps descend to kitchen/breakfast room and onto the lower ground floor level.

SITTING ROOM: (side) (19'7" into bay x 13'10" into chimney recess) (5.96m x 4.22m) sash window to side elevation and wide bay with 4 double glazed sash windows, impressive period style fireplace with marble surround with wood burning stove and slate hearth. Decorative ceiling cornice and ceiling rose, radiator.

DINING/FAMILY ROOM: (front) (18'1" max into shallow bay x 14'10" into chimney recess) (5.51m x 4.53m) ceiling cornice and rose, picture rail, 4 sash windows with beautiful stained glass upper panes. Fireplace with gas fire, marble surround and cast iron insert. Radiator. Door leads to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (rear) (located on the lower half landing) (17'0" x 12'2") (5.18m x 3.71m) good range of base and wall mounted units with quartz work surfaces with upstands, inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher, electric oven and microwave oven, induction hob, space for large American style fridge/freezer, large island unit with breakfast bar and further drawer accommodation, ceiling downlights, radiator, double glazed windows to rear elevation, steps lead up to dining/family room.

STUDY/SNUG: (side) (12'1" x 10'11") (3.69m x 3.34m) ceiling cornice, picture rail, dado rail, 2 sash windows, vanity unit with inset wash hand basin and tiled surround with cupboards beneath, radiator.

DOWNSTAIRS WC/BATHROOM: (7'4" x 4'9") (2.24m x 1.45) suite comprising low level wc, pedestal wash hand basin, panelled bath with shower screen and mains fed shower over the bath, ceiling downlighters, heated towel rail, full wall tiling and tiled floor, decorative stained glass window to rear elevation.

LOWER GROUND FLOOR

INNER HALL/UTILITY: plumbing for washing machine and space for tumble dryer. Sink unit with drainer and mixer tap and cupboards beneath, dado rail, radiator, doors radiate to rear garden and all rooms on this floor including:-

Walk in storage cupboard: (8'7" x 4'8") (2.62m x 1.42m) really useful shelved deep cupboard with light and also houses electricity meter and fuse boxes.

HOBBY/STORAGE ROOM: (13'1" into bay x 12'0" min) (3.98m x 3.66m) sash window to side elevation set into bay, radiator. To the rear of the room (and not included in the measurements already given) is a walk in shelved **Larder/Wine Cellar** (7'2" x 5'4") (2.18m x 1.63m) which was originally built as an air raid shelter.

GARDEN STORE ROOM: (11'1" x 8'6") (3.37m x 2.59m) sash windows to 2 elevations, radiator.

FIRST FLOOR

LANDING: ceiling cornice, dado rail, decorative arch with corbels, radiator, doors radiate to all rooms on this floor and staircase ascends to second floor landing via upper mezzanine half landing and access to family bathroom/wc and also descends to bedroom 4 located on the lower mezzanine half landing.

BEDROOM 1: (side) (19'7" x 13'10") (5.96m x 4.22m) ceiling cornice and rose, picture rail, 5 double glazed sash bay window with open outlook and far reaching city views, impressive period fireplace with decorative surround and iron insert with tiled reveals, radiator, door leads to:-

En Suite Shower Room: (8'8" x 5'8") (2.64m x 1.73m) large shower with sliding glazed door and mains fed shower, extensive wall tiling, inset sink with mixer tap and cupboards beneath, heated towel rail, ceiling downlighters, double glazed sash window to front elevation.

BEDROOM 2: (front) (18'6" into shallow bay x 14'10" into chimney recess) (5.65m x 4.53m) 3 sash windows to front elevation set in shallow bay, ceiling cornice and picture rail, built in wardrobes to chimney recesses, 2 radiators.

BEDROOM 3: (side) (13'1" x 12'1") (4.00m x 3.68m) ceiling cornice, picture rail, 2 double glazed sash windows to side elevation, radiator.



BEDROOM 4: (rear) (located at lower mezzanine level) (17'1" x 12'2" into chimney recess) (5.30m x 3.71m) ceiling cornice and rose, picture rail, 2 sash windows to rear elevation, radiator, built in storage cupboard with hanging rail and built in vanity unit with sink, taps and cupboard beneath.

FAMILY BATHROOM/WC: (located on the upper mezzanine half landing) (17'1" x 12'6") (5.21m x 3.81m) exceptionally spacious family bathroom with large floor mounted bath with central filler, walk in wet room style shower with large glazed screen, drench rose and hand held shower attachment, large sink unit with drawers beneath, heated towel rail and ceiling downlights. Double glazed sash window and ceiling skylight and radiator. Large **Airing Cupboard** housing 2 Viessman gas boilers, 'Solar-Ready' hot water tank and linen shelving.

WC: (rear) dado rail, stained glass sash window to rear elevation, small wash hand basin and wc.

SECOND FLOOR

LANDING: dado rail, 2 stained glass sash windows to rear elevation and 2 Velux double glazed ceiling skylights, low level useful storage cupboard and large shelved cupboards and wardrobe space, loft hatch. Doors radiate to bedrooms 5 and 6.

BEDROOM 5: (side) (20'6" min x 13'1") (6.25m x 3.98m) double glazed windows within dormers to 2 elevations with far reaching city views and further Velux double glazed skylight, 2 radiators, useful storage cupboards with work surface and inset sink unit, access to eaves loft space.

BEDROOM 6: (front) (17'3" max into window recess x 13'10" into chimney recess) (5.36m x 4.22m) double glazed window to front elevation and double glazed Velux ceiling skylight, cast iron period style fireplace radiator, alcove shelving.

OUTSIDE

FRONT GARDEN: (circa 40ft x average depth 17ft) (12.19m x 5.18m) landscaped garden with sweeping pathway up to the front door.

REAR GARDEN: (L shaped measuring 42ft x 30ft and 40ft x 23ft) (12.80m x 9.14m/12.19m x 7.01m) generous gardens flow to the side and rear with sunny south and south west orientation with lawned area and landscaped patio and well stocked beds and fenced boundaries with hedges and climbers, further extensive paved patio and decked area, outside light, small garden store (formerly outside wc) with tap and access to useful undercroft storage area beneath the kitchen and dining room. Pedestrian access via wooden gate to off street parking and so to Clarendon Road. Two external power sockets installed.

OFF STREET PARKING SPACE: block paviour parking for at least one vehicle.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

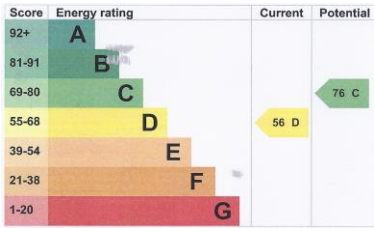
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is **Freehold and subject to a yearly £11.08 rent charge**. 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.



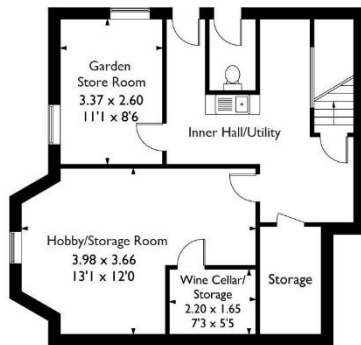
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Clarendon Road, Redland, Bristol BS6 7EX

Approximate Gross Internal Area 360.93 sq m / 3885.01 sq ft



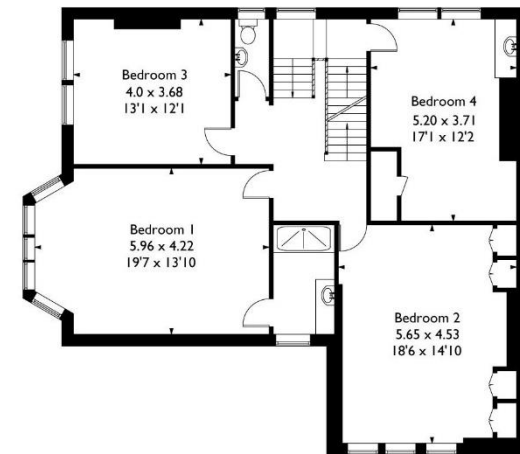
Lower Ground Floor



Ground Floor



Second 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.