



31 Somerset Street, Kingsdown  
Guide Price £950,000

RICHARD  
HARDING







# 31 Somerset Street

Kingsdown, Bristol, BS2 8LY

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An elegant & utterly charming 3 double bedroom, 2 reception room, Georgian grade II listed bay fronted town house located in the much sought after Kingsdown area, arranged over four floors which exudes character, having an open-plan kitchen/breakfast room, 50ft south easterly facing rear garden and marvellous city views.

## Key Features

- Having been re-decorated both internally and externally in 2015 the property is now offered in excellent decorative order with a liberal use of Farrow & Ball paints.
- A friendly neighbourly community who all enjoy the ambience and character of this historic and atmospheric quarter with its cobbled streets and fine period buildings.
- A very central and convenient location close to the University environs, Bristol Royal Infirmary, BBC, Whiteladies Road, Gloucester Road and Clifton Village areas. Cotham Gardens Primary and Cotham School approximately 0.5 miles away.
- **Ground Floor:** entrance hall, study, drawing room.
- **Lower Ground Floor:** hall, open-plan kitchen/breakfast room, utility room, cloakroom/wc.
- **First Floor:** landing, bedroom 1, family bath/shower room.
- **Second Floor:** part galleried landing, two further double bedrooms (3 in total), separate wc.
- **Outside:** an attractive and well-stocked 50ft south-easterly facing walled garden with two sun terraces.
- Located within the Kingsdown Residents Parking scheme.







## GROUND FLOOR

**APPROACH:** from the pavement, a shallow flight of steps ascend to an ornate Bath stone pilaster. Solid six-panelled wooden door with arched fanlight, opening to:-

**ENTRANCE HALL:** a most welcoming entrance, with exposed wooden floorboards, ornate central ceiling arch, tall moulded skirtings, dado rail and ornate moulded corning. Elegant turning staircase ascending and descending to the first and lower ground floor which has spindles and a mahogany handrail. Radiator and two ceiling light points. Six-panelled doors with moulded architraves and brass door furniture, opening to:-

**STUDY: (11'8" x 10'8") (3.56m x 3.24m)** central ornate cast iron fireplace on slate hearth, large bay window to the front elevation comprising three multi-paned sash windows, recesses to either side of the chimney breast (both with fitted bookshelving), exposed wooden floorboards, moulded skirtings, simple moulded corning, ornate ceiling rose with light point, radiator.

**DRAWING ROOM: (16'1" x 14'2" max into bay window) (4.89m x 4.33m)** a gracious principal reception room, having a large bay window to the rear elevation comprising three multi-paned sash windows and enjoying far reaching views towards countryside across the city. Central period fireplace with cast iron basket, coal effect gas fire, slate hearth and ornately carved mantelpiece. Exposed wooden floorboards, tall moulded skirtings, timber panelling to dado height with rail, ornate moulded corning and ornate ceiling rose with light point. Recesses to either side of the chimney breast (both with fitted bookshelving and one with base level cupboards). Radiator and two ceiling light points.

## LOWER GROUND FLOOR

**HALL:** wooden flooring, radiator, dado rail, ceiling light point. Door with moulded architraves opening to the utility room. Part opaque/stained glass door with moulded architraves and brass door furniture, opening to:-

**OPEN-PLAN KITCHEN/BREAKFAST ROOM: (16'4" x 13'10") (4.99m x 4.22m)** comprehensively fitted with an array of cream coloured soft closing panelled base and eye level units with a combination of drawers, cabinets and glazed display cabinets. Solid wooden worktop surfaces with splashback tiling and pelmet lighting. Undermount Villeroy & Bosch sink set into composite stone worktop which has an indented draining board, water tap, swan neck mixer tap and a matching upstand. Rangemaster cooker oven with double oven, grill and 5 ring gas hob plus extractor hood over. Integrated dishwasher and tall fridge/freezer. Wooden flooring, space for table and chairs to seat six, moulded skirtings, Victorian style radiator, two ceiling light points. Large multi-paned sash window with window seat that also offers storage and overlooks the rear garden in a south easterly direction. Multi-paned wooden door opening externally to the sun terrace and rear garden.

**UTILITY ROOM: (14'3" x 7'2") (4.35m x 2.18m)** panelled base and eye level cabinets matching those in the kitchen, solid wooden worktop surface with inset sink and swan neck mixer tap, space and plumbing for washing machine and tumble dryer, wooden flooring, space for freezer, arched recess into chimney breast housing Ideal Mexico gas fired boiler, ceiling light point. Door to coal hole. Four-panelled door with moulded architraves, opening to:-

**CLOAKROOM/WC:** low level wc, corner wall mounted wash hand basin with hot and cold water taps, window to the front elevation, tiled flooring, wall light point.

## FIRST FLOOR

**LANDING:** exposed wooden floorboards, moulded skirtings, dado rail, radiator and ceiling light point. Turning staircase ascending to the second floor which enjoys plenty of natural light via a Velux window. Four-panelled doors with moulded architraves and brass door furniture, opening to:-

**BEDROOM 1: (16'5" x 12'8") (5.00m x 3.86m)** having a bay window to the rear elevation comprising three multi-paned sash windows and enjoying far reaching views towards open countryside across the city. Double opening built-in wardrobe with ample hanging rail and shelving space plus cupboards above, additional built-in wardrobe with shelving, exposed wooden floorboards, moulded skirtings, dado rail, coved ceiling, radiator, ceiling light point.

**FAMILY BATH/SHOWER ROOM: (14'2" x 11'10") (4.32m x 3.61m)** a stylish and well-appointed family bath/shower room. Freestanding roll top bath on ball and claw feet with mixer tap and telephone style shower attachment. Large walk-in shower cubicle with low level shower tray, glass panels, wall mounted shower unit with handheld shower attachment and an overhead circular shower. Period style pedestal wash hand basin with mixer tap. Low level wc. Tiled flooring, bay window to the front





elevation comprising three multi-paned sash windows, moulded skirtings, heated towel rail/radiator, dado rail, coved ceiling, inset ceiling downlights, ceiling light point. Door to **Airing Cupboard** housing hot water cylinder.

## **SECOND FLOOR**

**PART GALLERIED LANDING:** enjoying plenty of natural light courtesy of the aforementioned Velux window, part galleried over the stairwell with spindles and mahogany handrail, exposed wooden floorboards, radiator, loft access, ceiling light point. At half landing there is a part opaque and stained-glass door with overlight opening to a separate wc. Four-panelled doors with moulded architraves and brass door furniture, opening to: -

**BEDROOM 2: (14'4" x 12'3") (4.37m x 3.74m)** bay window to the front elevation comprising three multi-paned sash windows, ornate period fireplace set into chimney breast with recesses to either side (one with fitted wardrobe and the other fitted cupboard and shelving), exposed wooden floorboards, moulded skirtings, radiator, ceiling light point.

**BEDROOM 3: (14'4" x 13'9") (4.38m x 4.19m)** multi-paned sash window to the rear elevation and enjoying a south-easterly aspect plus glorious elevated city views towards undulating countryside in the distance. Double opening built-in wardrobe with ample hanging rail and shelving space, additional built-in cupboard with recessed shelving above, exposed wooden floorboards, moulded skirtings, radiator, ceiling light point.

**SEPARATE WC:** low level wc, corner wash hand basin with hot and cold-water taps, exposed wooden floorboards, ceiling light point, extractor fan.

## **OUTSIDE**

**REAR GARDEN:** some **50ft/15.24m** in length and enjoying a very pleasant south-easterly aspect and walled on three sides is this exquisite town garden. Immediately to the rear of the house is a paved sun terrace which offers ample space for garden furniture and features a wisteria and climbing rose. Beyond this there is a gently sloping section of lawn enclosed to either side by deep shrub borders that feature an array of flowering plants, mature shrubs and trees including various apple trees and bay tree. At the bottom of the garden there is a further sun terrace, and steps descend to a pedestrian gate which opens onto a rear pedestrian lane which provides access to just two properties. Useful potting shed.

## **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 an annual rent charge of £5. This information should be checked with your legal adviser.

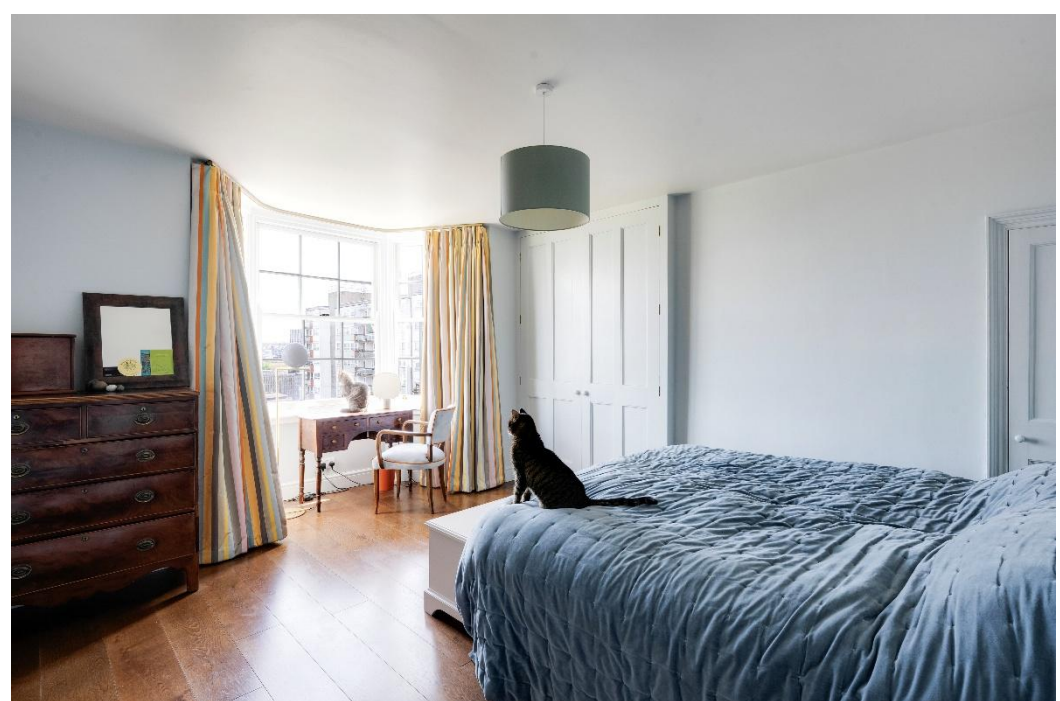
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.**





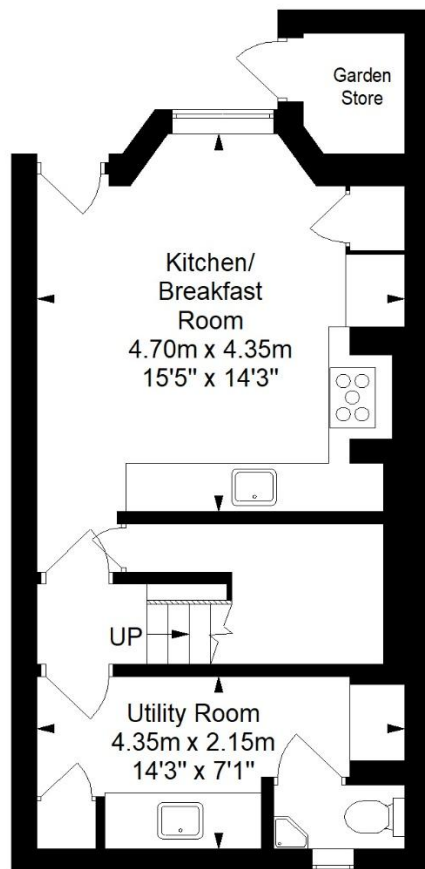




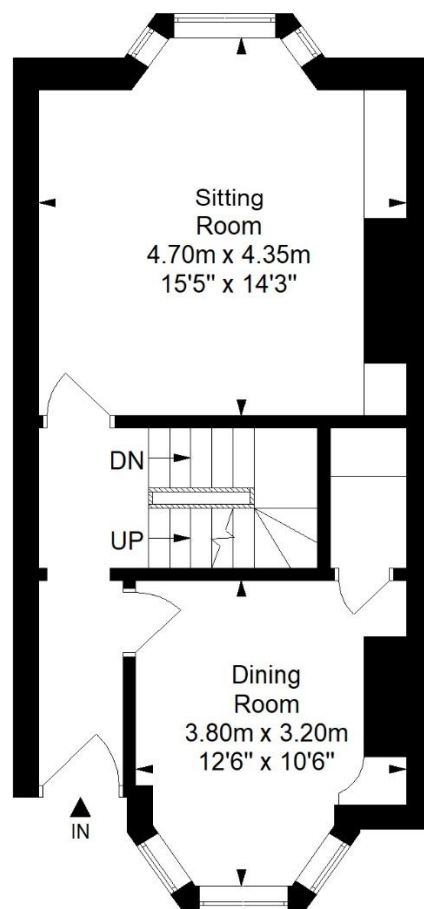


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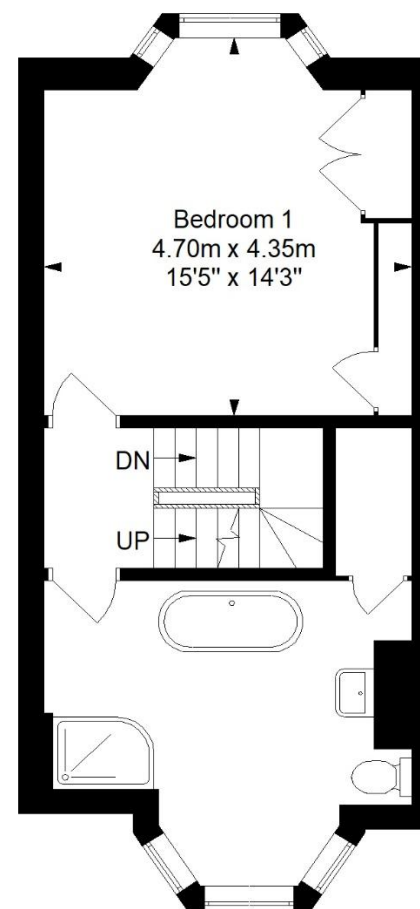
Approximate Gross Internal Area = 160.0 sq m/ 1722.3 sq ft  
(Excludes Garden Store)



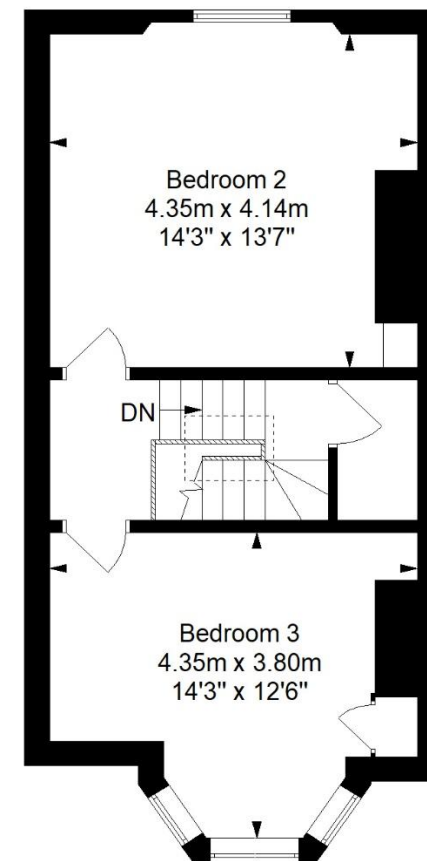
Lower Ground Floor



Ground Floor



First Floor



Second Floor