



56 Kingsdown Parade, Kingsdown

Guide Price Range: £1,250,000 - £1,350,000

RICHARD
HARDING



56 Kingsdown Parade,

Kingsdown, Bristol, BS6 5UQ

RICHARD
HARDING

A most intriguing and beautifully presented 5 double bedroom, 3 reception room, 2 bath/shower room, grade II listed Georgian end of terrace town house, of circa 3,000 sq. ft., enjoying a semi open-plan kitchen/breakfast/dining room and well-established 40ft south easterly facing walled garden.

Key Features

- An elegant and cleverly designed family home, originally dating from circa 1792, having therefore an abundance of period features which are blended seamlessly with many high quality modern additions.
- Whilst our vendor clients have lived in the house since 1990 they have undertaken a lot of work recently including complete external re-decoration, all windows taken out, jetted and repainted and roof upgrade.
- Situated on Kingsdown Parade, a highly-regarded Georgian street situated high up in Kingsdown on the borders of Cotham, offering all the convenience of the city with all central areas, excellent schools including Cotham School and Bristol Grammar School, Bristol University and hospitals all nearby.
- A friendly neighbourly community who all enjoy the ambiance and character of this historic and atmospheric quarter with its cobbled streets and fine period buildings.
- **Ground Floor:** reception hall, inner hall, cloakroom/wc, family room, study.
- **Lower Ground Floor:** semi open-plan kitchen/dining/living room (32ft x 15ft) with pantry cupboard.
- **First Floor:** landing, drawing room, double bedroom with en-suite bathroom.
- **Second Floor:** landing, 2 further double bedrooms (5 in total).
- **Outside:** beautiful 40ft south easterly facing garden with period boundary walls, tastefully designed with ample seating areas to absorb and enjoy the sunny aspect. Garden shed. Two extensive storage cellars.
- A highly individual family home with so much to appreciate and savour – location, facilities, atmosphere, character and lots of light and space.
- An earliest viewing is unhesitatingly recommended to avoid disappointment.





GROUND FLOOR

APPROACH: an impressive Bath stone pilaster with solid wood panelled front door and arched fanlight, opening to:-

RECEPTION HALL: a most welcoming introduction, having inlaid entrance mat and solid oak flooring, elegant turning staircase ascending to the first floor with mahogany handrail and spindles, Victorian style radiator. Internal window and casement door overlooking and providing access to the lower ground floor via architect designed floating Purbeck stone stairs. Panelled door with moulded architraves opening to the study. Wide wall opening through to the family room. Ornate archway leading to:-

INNER HALL: a continuation of the solid oak flooring, tall moulded skirtings, dado rail, ceiling light point. Panelled door with moulded architraves, opening to:-

CLOAKROOM/WC: low level flush wc with concealed cistern, wall mounted wash hand basin with hot and cold water taps, heater towel rail/radiator, timber panelled walls to dado rail, multi-paned sash window to the rear elevation, solid oak flooring.

FAMILY ROOM: (18'8" x 13'5") (5.68m x 4.10m) part stained glass multi-paned double doors opening onto a Juliette balcony with lovely view along the garden. Period fireplace with working fire, slate hearth and surround plus ornately carved mantle piece. Built in cupboards, solid oak flooring, tall moulded skirtings, simple moulded cornicing, wall light points, radiator.

STUDY: (15'3" x 12'4") (4.65m x 3.75m) having three tall multi-paned sash windows to the front elevation. Bespoke colonnade style stone mantelpiece with slate hearth and cast iron basket. Recesses to either side of the chimney breast (both with fitted book shelving), painted exposed wooden floorboards, tall moulded skirting, simple moulded cornicing, ornate ceiling rose, radiator. Four panelled door with moulded architraves opening to a useful storage cupboard with ample shelving and wall light point.

LOWER GROUND FLOOR

SEMI OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM: (30'0" x 17'7") (9.15m x 5.35m) a dual aspect kitchen/family/entertaining space having a window and door to the front elevation plus wooden double glazed bi-folding doors overlooking and opening externally to the rear garden. Comprehensively fitted with an array of bespoke solid Sycamore shaker style base and eye level units combining drawers and cabinets. A combination of roll edged stainless steel and granite worktops with corresponding upstands. Undermo unt stainless steel double sink with mixer tap plus further circular sink with mixer tap. Integral appliances including Mercury gas/electric range cooker with extractor hood over, under counter fridge and dishwasher. Sandstone tiled flooring with underfloor heating, Aduro wood burning stove with stone mantle piece surround, ample space for table and chairs, built in floor to ceiling cupboards, useful understair storage cupboard with shelving and wall light point. **PANTRY CUPBOARD** with slate worktop surface and shelving plus inset ceiling downlights, access to two extensive storage cellars.

FIRST FLOOR

LANDING: multi-paned arched sash window to the side elevation, moulded skirtings, radiator, turning staircase ascending to the second floor with mahogany handrail and spindles. Panelled doors with moulded architraves, opening to:-

DRAWING ROOM: (18'8" x 13'5") (5.68m x 4.10m) a gracious principal reception room, having three tall multi-paned sash windows to the front elevation enjoying a pleasant outlook. Period fireplace with open fire, cast iron basket and surround, decorative tiled slips and hearth plus an ornately carved Carrara marble mantelpiece. Integral lighting for picture rail lighting. Recesses to either side of the chimney breast (both with fitted book shelving and one with double opening cupboard), painted exposed wooden floorboards, tall moulded skirtings, radiator, picture rail, simple moulded cornicing.

BEDROOM 1: (13'3" x 12'4") (4.05m x 3.75m) tall multi-paned sash window to the rear elevation with far reaching views towards the city. Ante-chamber entrance, moulded skirtings, radiator, built in walk in style oak wardrobe with hanging rail and shelving. Panelled door opening to:-

En-Suite Bathroom/WC: (7'11" x 4'10") (2.41m x 1.47m) panelled bath with mixer tap, built in shower unit, shower screen and an overhead circular style shower. Low level flush wc. Wash stand with wash hand basin and mixer tap plus double opening cupboard below. Partially tiled walls, wall mounted mirror with integral lighting, shaver point, heated towel rail/radiator, extractor fan.

SECOND FLOOR

LANDING: multi-paned sash window to the side elevation, radiator, moulded skirtings, turning staircase ascending to the second floor with mahogany handrail and spindles. Open walkways through to a pair of inner halls which in turn provide access via panelled doors to:-

BEDROOM 2: (13'3" x 12'4") (4.05m x 3.75m) having a pair of multi-paned sash windows to the front elevation with pleasant outlook. Ornate cast iron fireplace with recesses to either side of the chimney breast (one with fitted book shelving), moulded skirtings, radiator, built in wardrobe with hanging rail and shelving.





BEDROOM 3: (13'5" x 12'0") (4.10m x 3.65m) multi-paned sash window to the rear elevation with exceptional elevated views across the city towards the outskirts of Bath in the distance. Chimney breast with recesses to either side (one with fitted book shelving), moulded skirtings, Victorian style radiator, built in wardrobe with hanging rail and coat hooks.

SHOWER ROOM/WC: (8'2" x 5'0") (2.49m x 1.52m) shower cubicle with wall mounted shower unit and hand held shower attachment. Low level dual flush wc. Pedestal wash hand basin with hot and cold water taps. Partially tiled walls, wooden double glazed window to the rear elevation with far reaching views, heated towel rail/radiator, coat hooks, wall mounted mirror with integral lighting.

LAUNDRY ROOM: (9'0" x 6'3") (2.75m x 1.90m) multi-paned sash window to the front elevation, roll edged worktop surface, fitted shelving, space and plumbing for washing machine and tumble dryer on stacker system, radiator.

THIRD FLOOR

LANDING: inset ceiling downlights, useful storage cupboard. Panelled doors opening to:-

BEDROOM 4: (14'3" x 11'0") (4.35m x 3.35m) Mansard roof with multi-paned sash window to the rear elevation enjoying exceptional elevated views across the city centre towards the outskirts of Bath in the distance. Period fireplace with recesses to either side of the chimney breast (one with shelving), **Airing Cupboard** housing wall mounted Vaillant gas fired combination boiler, a pair of double opening built in wardrobes with hanging rail and shelving, radiator.

BEDROOM 5: (14'3" x 11'0") (4.35m x 3.35m) Mansard roof with multi-paned sash window to the front elevation enjoying a beautiful outlook across the roof tops of Kingsdown. Period fireplace with recesses to either side of the chimney breast (one with fitted shelving), a pair of double opening built in wardrobes with hanging rail and shelving, radiator.

OUTSIDE

REAR GARDEN: (40'0" x 18'9") (12.19m x 5.72m) accessed internally via bi-folding doors from the semi open-plan kitchen/breakfast/dining room. Immediately to the rear of the house there is a paved patio with ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden enjoys a good amount of privacy set within high stone walls and featuring an array of flowering plants, mature shrubs and specimen trees. Stone flagged flooring with slate steps, raised beds. Garden pond and pergola with seating space. Pedestrian gate providing convenient access onto Springhill Lane. There is also an assortment of established climbing plants including white flowering rose and wisteria. Distinctive and bespoke Buddhist inspired meditation hut.

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.





Kingsdown Parade, Kingsdown, Bristol, BS6 5UQ


Approximate Gross Internal Area = 269.7 sq m/ 2903.1 sq ft

(Excludes Reduced Headroom Area)

Reduced Headroom Area = 9.0 sq m/ 96.9 sq ft

Total Area = 278.7 sq m/ 3000.0 sq ft



 = Reduced headroom below 1.5m / 5'0"



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print