



48 Wellington Park, Clifton

Guide Price £1,347,500

RICHARD
HARDING



48 Wellington Park,

Clifton, Bristol, BS8 2UW

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Handsome and impressive bay fronted Victorian period semi-detached family house (circa 2,775 sq. ft) offering extensive and generously proportioned accommodation comprising 4 double bedrooms, 4 reception rooms, 3 bath/shower rooms plus landscaped garden and secure off-street parking for two cars.

Key Features

- This exceptional family home has so much to offer with an abundance of period features including fireplaces, high ceilings, sash windows and ornate moulded plasterwork.
- Excellent position, only a few hundred yards from Whiteladies Road, convenient for the Downs and Clifton Down train station, easy access to the city centre, University and Park Street environs. Within the AFP for Cotham School and within easy reach of an excellent selection of independent schools including Clifton College, QEH, Clifton High and Bristol Grammar School.
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, family room, garden room.
- **First Floor:** landing, 2 double bedrooms, family bath/shower room.
- **Second Floor:** part galleried landing, two further double bedrooms (4 in total), additional shower room.
- **Outside:** Gated driveway parking for two cars, landscaped side and rear garden with sitting out area.
- A much-loved family home in a prime Clifton location.





GROUND FLOOR

APPROACH: from the brick paved driveway, stone steps ascend to an open-fronted porch with external wall light. Solid wood panelled front door with stainless steel door furniture, opening to:-

ENTRANCE VESTIBULE: dual aspect with double glazed arched windows to both the front and side elevations, base level cupboards, inlaid entrance mat, solid oak flooring, inset ceiling downlights, loft access. Part multi-paned wooden door opening to:

RECEPTION HALL: having turning staircase ascending to the first floor and descending to the lower ground floor with handrail and ornately carved spindles, solid oak flooring, tall moulded skirtings, ornate moulded cornicing, Victorian style radiator, two ceiling light points, main switchboard control cupboard. Wooden double glazed double doors opening to the garden room. Panelled door with moulded architraves, opening to:-

SITTING ROOM: (18'4" x 16'4") (5.59m x 4.98m) a gracious principal reception room having box bay window to the front elevation comprising six wooden double glazed sash windows and working shutters. Central period fireplace with coal effect gas fire, cast iron surround, granite hearth and an ornately carved marble mantle piece. Recesses to either side of the chimney breast, tall moulded skirtings, arched recess, two Victorian style radiators, ornate moulded cornicing, ornate ceiling rose with light point.

GARDEN ROOM: (10'9" x 6'9") (3.27m x 2.06m) high sloping ceiling with two Velux windows, solid oak flooring, tall moulded skirtings, radiator, two wall light points. Wooden double glazed double doors overlooking and opening externally to the rear garden. Open walkway through to:-

FAMILY ROOM: (15'7" x 13'0") (4.76m x 3.97m) large wooden double glazed sash window overlooking the rear garden with panelled reveals and concealed radiator below. Chimney breast with inset contemporary wood effect gas fire and slate hearth, recesses to either side of the chimney breast (one with fitted book shelving and double opening cupboard), solid oak flooring, tall moulded skirtings, simple moulded cornicing, ceiling light point, additional concealed radiator, fitted book shelving. Door to large storage cupboard having ceiling light point and coat hooks.

LOWER GROUND FLOOR

HALL: engineered oak flooring, understairs storage cupboard, inset ceiling downlights. Panelled door with moulded architraves, opening to:-

DINING ROOM: (15'6" x 12'6") (4.73m x 3.82m) wooden double glazed casement doors opening externally to the rear elevation with windows to either side, additional window also to the rear elevation, chimney breast with inset wood burning stove set upon a slate hearth, recesses to either side of the chimney breast (both with glazed display cabinets and base level cupboards), engineered oak flooring, two radiators, inset ceiling downlights. Open walkway through to the kitchen/breakfast room. Panelled door with moulded architraves, opening to:-

UTILITY/SHOWER ROOM: (9'0" x 7'3") (2.74m x 2.21m) roll edged quartz worktop surface with circular wash hand basin and mixer tap. Space and plumbing for washing machine and tumble dryer, corner shower cubicle with wall mounted shower unit and handheld shower attachment, low level dual flush wc, tiled flooring and majority tiled walls, heated towel rail/radiator, double glazed window to the side elevation, inset ceiling downlights, extractor fan.

KITCHEN/BREAKFAST ROOM: (19'2" x 15'6") (5.85m x 4.73m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces with matching upstands. Island unit with under mount sink and mixer tap and incorporating breakfast bar. Britannia range cooker with double oven, 4 ring gas hob, hotplate and stainless steel extractor hood. Integral dishwasher and counter freezer. Space for tall fridge. Tiled flooring with underfloor heating, inset ceiling downlights, two ceiling light points, vertical column style radiator. Wooden double glazed double doors opening to the front elevation. Part multi-paned wooden door opening to:-

STORE CUPBOARD: (9'3" x 3'2") (2.83m x 0.97m) high sloping ceiling with Velux window, tiled flooring, moulded skirtings, wall light point.

FIRST FLOOR

LANDING: turning staircase ascending to the second floor with handrail and ornately carved spindles, enjoying plenty of natural light with Velux window, moulded skirtings, ceiling light points. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (15'10" x 15'3") (4.82m x 4.65m) a dual aspect bedroom with wooden double glazed sash windows to both the front and side elevations. Chimney breast with recesses to either side (both with built in wardrobes and cupboards above), tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose, radiator, ceiling light point.

BEDROOM 2: (15'3" x 13'2") (4.65m x 4.01m) wooden double glazed sash window to the rear elevation with panelled reveals and Victorian style radiator below. Generous fitted shelving and double opening cupboards, tall moulded skirting, simple moulded cornicing, ceiling light point. Built in cupboard.





FAMILY BATH/SHOWER ROOM/WC: (10'10" x 8'3") (3.30m x 2.51m) free standing bath with wall mounted mixer tap. Wash hand basin with mixer tap and pull-out drawers below. Low level dual flush wc with concealed cistern. Large walk-in shower cubicle with low level shower tray, wall mounted shower unit, handheld shower attachment and an overhead circular waterfall style shower. Wood effect tiled flooring with underfloor heating, majority tiled walls to dado height. Wooden double glazed sash window to the front elevation, inset ceiling downlights, two wall light points, heated towel rail/radiator, extractor fan.

SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying natural light via the aforementioned Velux window. **Airing Cupboard** at half landing with wall mounted Worcester Bosch gas fired conventional boiler (installed June 2025), hot water tank and pressurised cylinder plus slatted shelving and ceiling light point. Two storage cupboards, ceiling light point. Panelled door opening to:-

BEDROOM 3: (15'9" x 12'2") (4.80m x 3.71m) a pair of wooden double glazed sash windows to the front elevation, Velux window to the side elevation, eaves storage cupboards, radiator, ceiling light point.

BEDROOM 4: (13'11" x 12'4") (4.23m x 3.76m) wooden double glazed sash window to the rear elevation, Velux window to the side elevation, eaves storage cupboards, radiator, ceiling light point.

SHOWER ROOM/WC: (8'10" x 8'0") (2.69m x 2.44m) double glazed window to the rear elevation. Shower cubicle with built in shower unit and handheld shower attachment. Wash hand basin with mixer tap and cupboard below. Low level dual flush wc with concealed cistern. Solid oak flooring, ceiling light point, extractor fan, heated towel rail/radiator.

OUTSIDE

OFF-STREET PARKING: secure brick paved off-street parking for two cars with part electronically operated vehicular gate (not presently working). Enclosed on all remaining sides by stone walling, stone steps descending to the lower ground floor providing access to the kitchen/breakfast room, two wall light points. Gated pedestrian access to:-

REAR GARDEN: (30ft x 20ft plus 24'1" x 6'4" side return) (9.14m x 6.10m plus 7.34m x 1.93m) accessed internally via the garden room with stone steps ascending to the lower ground floor and providing access to the family room with further sunken sitting out area. Brick paved side return and seating area with ample space for garden furniture, potted plants and barbequing etc. To one side there is a level section of artificial lawn with raised borders featuring an array of flowering plants and mature shrubs. Outside water tap and external double power socket plus lighting.

IMPORTANT REMARKS

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

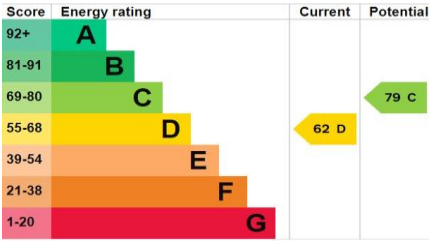
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: F

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.



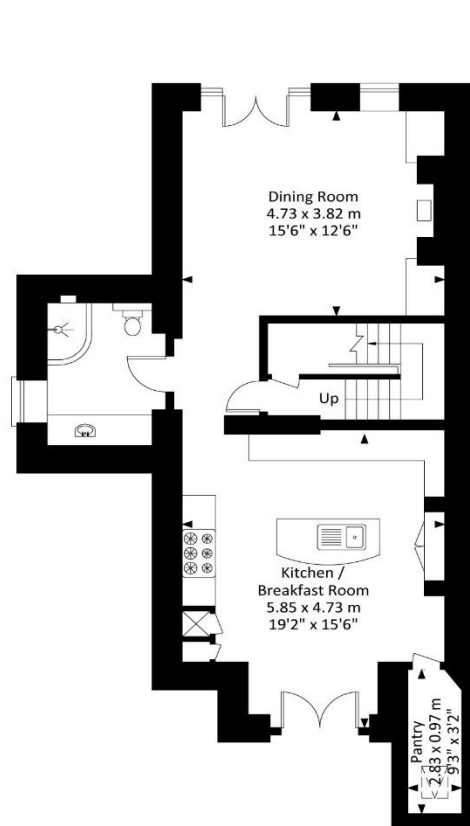


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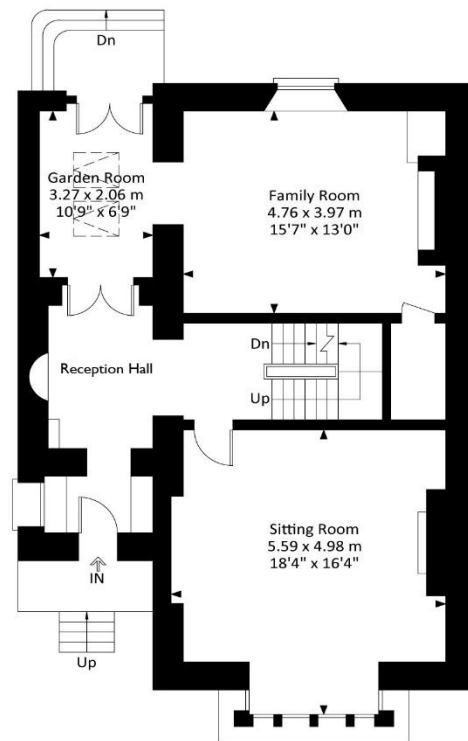
Approximate Gross Internal Area = 257.78 sq m / 2774.72 sq ft



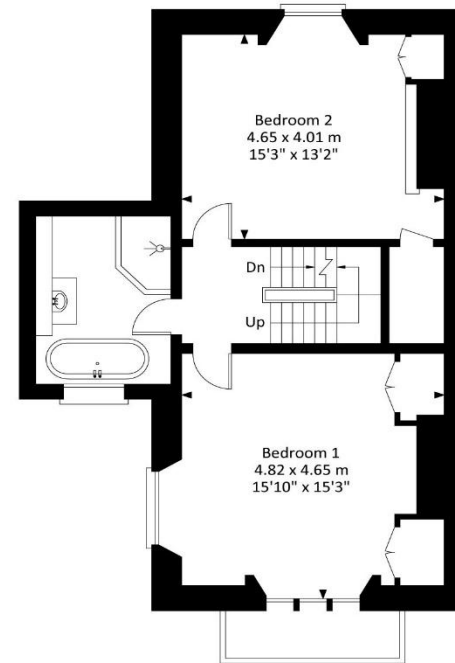
 = Reduced Head Height



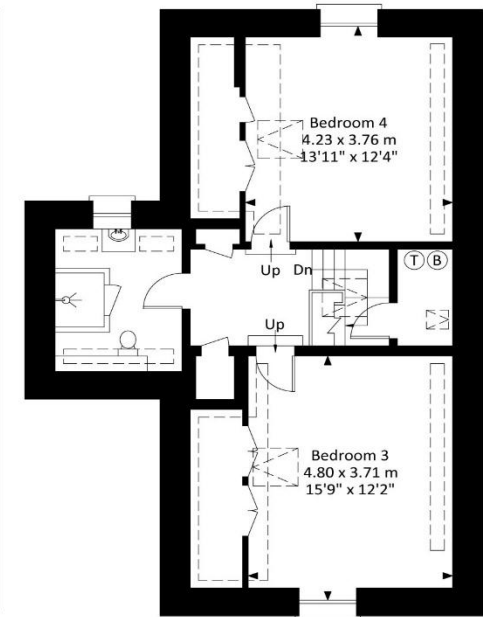
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.