



8 Luccombe Hill, Redland

Guide Price Range £900,000 - £950,000

RICHARD  
HARDING







# 8 Luccombe Hill,

Redland, Bristol, BS6 6SN

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A bright and spacious, 5 bedroom, 2 bath/shower room, Edwardian period terraced home, of circa 2,600 sq. ft., situated in a prime Redland location within just 400 metres of Redland Green School and enjoying a level 30ft x 18ft westerly facing rear garden. GARAGE available by separate negotiation, with light, power and water.

## Key Features

- A much-cherished family home which has been in our vendor clients ownership since 1992.
- Wonderful location for families, within just 400 metres of Redland Green School and therefore nearby Redland Green Park, also within a couple of hundred metres of the Shakespeare 'gastro' pub and local convenience store and handy for the shops, restaurants and weekly farmers market of Blackboy Hill/Whiteladies Road, also handy for Redland train station with its connections through to Temple Meads.
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room with bi-folding doors through to snug, kitchen/breakfast room, pantry, conservatory, broom cupboard.
- **First Floor:** part galleried landing, 2 double bedrooms, family bath/shower room, additional bathroom, study.
- **Second Floor:** part galleried landing, 3 further bedrooms (5 in total)
- **Lower Ground Floor:** cellar storage room with independent lower ground floor access and a cloakroom/wc.
- A large and lovingly maintained family home in a prime Redland location.







## GROUND FLOOR

**APPROACH:** from the pavement, a dwarf stone wall with hedge border and wrought iron gate opening onto a pathway leading alongside the front garden to the front entrance. Solid wood panelled front door with brass door furniture and stained glass fanlight, opening to:-

**ENTRANCE VESTIBULE:** tiled flooring with inlaid entrance mat, tall moulded skirtings, dado rail, ornate moulded cornicing, ceiling light point, part stained glass wood panelled door with overlight, opening to:-

**RECEPTION HALLWAY: 24'10"** in length having tiled flooring with underfloor heating, tall moulded skirtings, dado rail, picture rail, simple moulded cornicing and an ornate ceiling rose. Radiator, wall light point, ceiling light point and useful storage cupboard with light point and shelving. Door with stairs descending to the cellar. Stripped pine panelled doors with moulded architraves, opening to:-

**SITTING ROOM: (17'1" x 13'3") (5.21m x 4.04m)** a gracious principal reception room with wide bay window to the front elevation comprising four sash windows and stained glass overlights. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved Carrara marble mantle piece. Recesses to either side of the chimney breast (both with fitted book shelving and one with double opening cupboard), oak flooring, tall moulded skirtings, radiator, picture rail, ornate moulded cornicing, ornate ceiling rose with light point. Bi-folding panelled doors opening to:-

**SNUG: (10'11" x 9'6") (3.34m x 2.90m)** central ornate cast iron fireplace with coal effect gas fire and slate hearth, a continuation of the oak flooring, recesses to either side of the chimney breast (one with fitted shelving), picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator. Door returning to the reception hall, further doors opening to kitchen.

**KITCHEN/BREAKFAST ROOM: (17'6" x 15'7") (5.34m x 4.76m)** comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and glazed display cabinets. Roll edged granite worktop surfaces with matching splashbacks and further glass splashback plus pelmet lighting. Central sink with draining board to side and swan neck mixer tap over. Integral navy blue gas fired aga set into chimney breast with decorative ornate mantle piece surround. Additional integral electric oven with 5 ring gas hob and stainless steel extractor hood. Further integral appliances including two counter fridges, counter freezer, eye level microwave and dishwasher. Tiled flooring, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, inset ceiling downlights, Victorian style radiator. Partial high sloping ceiling with three Velux windows having fitted louvred blinds. Wide bay window to the rear elevation comprising three sash windows and part multi-paned stable door. Additional multi-paned sash window also to the rear elevation.

**PANTRY:** tiled flooring, moulded skirtings, fitted shelving, ceiling light point.

**CONSERVATORY: (17'7" x 10'8" max measurements) (5.37m x 3.25m)** high sloping double glazed roof and windows/doors overlooking and opening externally to the landscaped rear garden. Tiled flooring with underfloor heating, tall moulded skirtings, two radiators, ceiling fan with integral lighting.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell and enjoying natural light via a Velux window at second floor level. Tall moulded skirtings, dado rail, picture rail, ceiling light point, radiator, double opening storage cupboard with cupboards above. Turning staircase ascending to the second floor. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1: (17'4" x 13'6") (5.29m x 4.12m)** bay window to the front elevation comprising four sash windows and having fabulous rooftop views as well as across to Redland church. Central period fireplace with cast iron surround, decorative tiled slips, slate hearth and an ornately carved slate mantle piece. Recesses to either side of the chimney breast (both with double opening wardrobes and cupboards above), Victorian style radiator, tall moulded skirtings, simple moulded cornicing, ceiling fan and light. Panelled door with moulded architraves, opening to:-

**JACK & JILL EN-SUITE/FAMILY BATH/SHOWER ROOM: (10'11" x 9'8") (3.33m x 2.95m)** free standing roll top bath on ball and claw feet with mixer tap. Large shower cubicle with fully tiled surround, built in shower unit and hand held shower attachment, wash stand incorporating wash basin with mixer tap and towel below. Low level dual flush wc. Second hand wash basin. Sash window to the rear elevation with rooftop views. Chimney breast with recesses to either side (one with double opening cupboard), tiled flooring with underfloor heating, tall moulded skirtings, heated towel rail/radiator, four wall light points, ceiling light point. Panelled door returning to the landing.

**BEDROOM 2: (14'5" x 12'4") (4.40m x 3.75m)** virtually full width bay window overlooking the rear garden with west facing orientation. Ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, Victorian style radiator, simple moulded cornicing, spotlight lighting on rails.

**BATHROOM/WC: (8'2" x 4'9") (2.49m x 1.45m)** panelled bath with shower screen, built in shower unit and hand held shower attachment. Low level dual flush wc. Wall mounted wash hand basin with mixer tap. Tiled flooring with underfloor heating and fully tiled walls, heated towel rail/radiator, wall mounted mirrored cupboard with integral lighting, inset ceiling downlights, sash window to the side elevation,

**STUDY: (9'5" x 4'3") (2.86m x 1.29m)** sash window to the front elevation, moulded skirtings, fitted shelving, spotlight lighting on rail.

## SECOND FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, enjoying plenty of natural light via the aforementioned Velux window, moulded skirtings, radiator, ceiling light point. Panelled doors with moulded architraves, opening to:-

**BEDROOM 3: (18'3" x 13'9") (5.55m x 4.19m)** dormer style sash window to the front elevation with far reaching rooftop views, ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, three wall light points.

**BEDROOM 4: (16'9" x 12'0") (5.11m x 12.00m)** sash window to the rear elevation with far reaching rooftop views and westerly orientation. Ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, ceiling light point, wall mounted wash hand basin with mixer tap and splashback tiling, radiator.





**BEDROOM 5:** (11'3" x 9'7") (3.42m x 2.92m) Velux window with fitted blind, circular wash hand basin with mixer tap, double opening cupboard, moulded skirtings, two wall light points, ceiling light point, heated towel rail/radiator.

**LOFT ACCESS:** fitted with ladder to fully boarded loft space.

## CELLAR

**UTILITY:** (17'1" x 13'1") (5.21m x 3.99m) a pair of raised height windows to the front elevation. Roll edged granite worktop and splashback with Belfast style sink and cupboards below. Space and plumbing for washing machine. Wall mounted Worcester gas fired combination boiler and separate hot water cylinder. Tiled flooring, recess into chimney breast, radiator, inset ceiling downlights. Open walkway through to bike store/hall. Door to:-

**SEPARATE WC:** low level dual flush wc, wall mounted wash hand basin with mixer tap, tiled flooring, fitted shelving, inset ceiling downlights, extractor fan.

**BIKE STORE/HALL:** internal window through to the utility room, illuminate strip light, fitted coat hooks. Door opening externally to the front elevation.

## OUTSIDE

**FRONT COURTYARD:** enjoying plenty of privacy via an established hedge border. There is a sunken pond with paved walkway surround. Outside water tap and wall mounted lantern light. Steps down to the cellar with bin storage area under external stairs.

**REAR GARDEN:** (30'10" x 18'5") (9.40m x 5.61m) having been designed for ease of maintenance and cleverly designed by the present owner. Accessed internally via the conservatory the garden is principally paved with central railway sleeper feature and additional railway sleeper borders to either side featuring an array of flowering plants, mature shrubs and specimen trees. Outside water tap and double power socket.

**SINGLE GARAGE:** (21'11" x 7'5") (6.68m x 2.26m) available by separate negotiation. Separately metered mains electricity and mains water supply.

## 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: E

**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		76 C
55-68	D		
39-54	E	42 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.











# Luccombe Hill, Redland, Bristol BS6 6SN

Approximate Gross Internal Area 241.4 sq m / 2598.9 sq ft

Garage Area 15.1 sq m / 162.5 sq ft

Total Area 256.5 sq m / 2761.4 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.