



5 Harcourt Hill, Redland  
Guide Price £800,000

RICHARD  
HARDING







# 5 Harcourt Hill

Redland, Bristol, BS6 7RB

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A handsome 4 bedroom, 2 reception room, 2 bathroom period end terraced house with south easterly facing garden. Positioned close to Redland Green Secondary and Westbury Park Primary Schools and sold with no onward chain.

## Key Features

- A fantastic owner-occupied family home in a sought-after location and presented to a high standard.
- Circa 360 metres to Redland Green Secondary School and circa 450 metres to Westbury Park Primary School and Redland Green allotments are nearby.
- Front and rear pedestrian access.
- Loft conversion with dual aspect master bedroom with an en-suite shower room.
- Gas fired central heating and fully double glazed windows.
- Four double bedrooms with study/child's room and two bathrooms with further ground floor cloakroom.
- Parking is available on street and the district is currently unpermitted.
- There is a complete chain above at the time of writing (September 2025).





## GROUND FLOOR

**APPROACH:** via pavement over a short flight of three stone steps with outside light over, obscured glazed wooden door into:-

**VESTIBULE:** checkerboard style tiled floor, dado rail, high ceilings with ceiling mouldings that continue across this level, ceiling height electrical consumer unit, coat rail and further internal obscured glazed wooden door into: -

**RECEPTION HALL:** radiator with shelf over, high ceilings, ceiling mouldings, wooden flooring which continues into both reception rooms, straight staircase to first floor landing with extensive built in storage below the stairs with bespoke pullout drawers for shoes etc.

**SITTING ROOM:** (15'3" x 13'1") (4.65m x 4.00m) square window bay to front elevation with five wood framed double glazed sash windows overlooking street scene with radiator below, high ceilings with ceiling mouldings, wooden floor continues, picture rail, a pair of built in cabinets and shelving flanking the central gas fired fireplace with cast iron insert and wooden surround, decorative mantle and built in mirror. Opening through to adjacent dining room with folding doors through to: -

**DINING ROOM:** (13'11" x 11'6") (4.25m x 3.52m) can be accessed via reception hallway or sitting room. Wooden flooring, high ceilings and ceiling mouldings continue with picture rail, built in cabinets with shelving to one side of chimney breast, cast iron inset fireplace with tiled surround and stone hearth and a radiator on the opposing wall. Opening through to: -

**KITCHEN/BREAKFAST ROOM:** (16'10" x 10'10") (5.13m x 3.30m) high ceilings continue with a sloped section above the double glazed patio doors to rear garden with cat flap, wood framed double glazed Velux skylights over. Fully tiled floors, space for breakfast table, fitted kitchen with black granite square edged worksurfaces on a peninsula with an upstand. Integrated 5 ring Neff gas hob, matching ceiling mounted extractor unit over, under counter storage and breakfast bar, matching worksurfaces on the internal wall, eye and floor level units with integrated full size Bosch dishwasher, ceramic sink with integrated drainer and swan neck QETTLE instant hot water tap. Double Neff electric oven and space for freestanding tall fridge/freezer.

**UTILITY ROOM:** (10'6" x 6'11") (3.21m x 2.12m) accessed from the kitchen with upvc double glazed window to side elevation. Extensive built in storage with built-in freezer, and space for two stacked kitchen appliances, matching tiled floor from the kitchen. This room acts as an interstitial room between two further doors which lead to: -

**GROUND FLOOR CLOAKROOM:** accessed from the utility room, obscured upvc double glazed window to rear elevation towards garden, wall mounted extractor fan, period style tiling, wc with concealed cistern and wooden shelf over, wall hung miniature hand basin with mixer tap, splashback tile and built in storage cupboards.

**BOILER CUPBOARD:** accessed from the utility room, a walk-in boiler cupboard housing a Worcester gas fired combi boiler with high level shelf and further storage space.

## FIRST FLOOR

**LANDING:** a small lower half landing sits slightly below the main landing which branches in two directions with bedroom and bathroom to one side and further three bedrooms to the opposite, turning staircase rising to the second floor with under stair storage cupboard positioned below.

**BEDROOM 2:** (15'5" x 12'5") (4.71m x 3.78m) square window bay with wood framed double glazed sash windows to front elevation with street scene views, radiator on opposing wall. High ceilings with ceiling mouldings. Cast iron insert fireplace with tiled surround and decorative mantle.

**BEDROOM 3:** (13'11" x 11'0") (4.24m x 3.35m) upvc double glazed sash window to rear elevation looking towards garden with far reaching views and radiator below, cast iron fireplace with decorative surround and tiled hearth, high ceilings.

**BEDROOM 4:** (11'6" x 10'6") (3.52m x 3.20m) upvc double sash window to rear elevation overlooking garden directly with radiator below, cast iron fireplace with mantle over.

**STUDY/COT ROOM:** (8'11" x 4'2") (2.72m x 1.27m) wood framed double glazed sash window to front elevation with street scene views, understairs open shelving on opposing wall. Currently used as a study, could easily be used as a young child's bedroom.

**BATHROOM/WC:** upvc double glazed window to side elevation, bath with shower side screen, side tap into tiled enclosure. WC, hand basin, heated towel rail, tiled floor with electric underfloor heating. Mains powered LED/heated mirror.





## SECOND FLOOR

**LANDING:** turning staircase with upvc obscured double glazed window to side elevation, with doorway opening to: -

**BEDROOM 1:** (16'4" x 14'1") (4.98m x 4.29m) dual aspect room with upvc double glazed windows into dormer to side elevation with far reaching views across Redland and Bishopston, two eaves storage cupboards, column radiator to side and a further pair of wood framed double glazed Velux windows with built in blinds to side elevation. The entire top floor is laid to wood effect flooring. Two further doors lead to: -

**En-Suite Shower Room:** double glazed Velux window with external sunshading, wc, square edged handbasin set into vanity unit with mixer tap, partially tiled walls, walk in shower cubicle with low level tray, mixer shower with hose attachment, a pair of alcoves for toiletries, ceiling mounted extractor unit with integrated light, electric heated towel rail and cupboard into eaves storage.

**Storage Cupboard:** a walk in storage cupboard positioned into the eaves, providing a useful alternative to a loft with accessible storage space for suitcases, etc., with further storage cupboard towards the rear with limited head height.

## OUTSIDE

**REAR GARDEN:** (44'0" x 13'2" (13.0m x 4.00m) approx. minimum, lengthens to almost 56'0" (17.0m) to patio doors) a neat rectangular south-easterly facing rear garden with patio area abutting the rear garden doors, outside power sockets, motion sensor lighting and water supply adjacent to a small built in shed on a small plinth, with the remaining half of the garden laid to lawn with some bedding areas, raised bed with some fruit canes and a corner seating area at the corner of the garden (opposite a further shed on a plinth and bin store) which takes advantage of the westerly facing evening sun. The seating area leads up a shallow ramp to a very useful pedestrian access gate with a shared right of way with the adjacent neighbours leading onto Harcourt Road.

## 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		
55-68	D		
39-54	E	51 E	67 D
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.





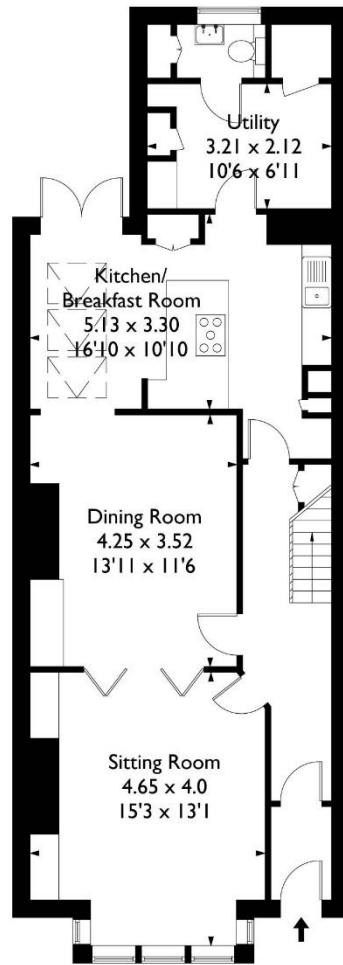




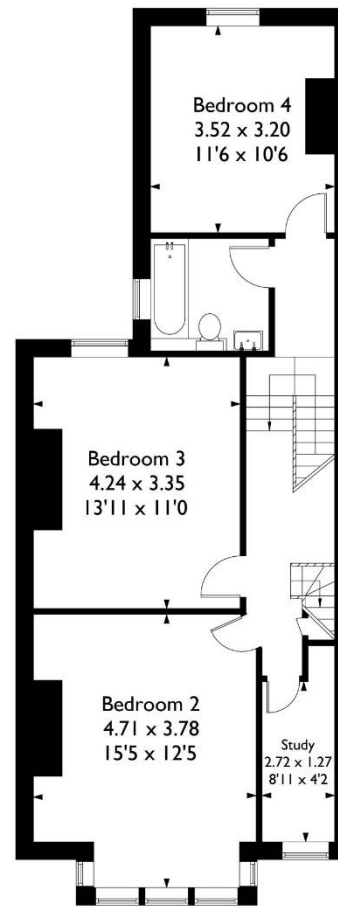


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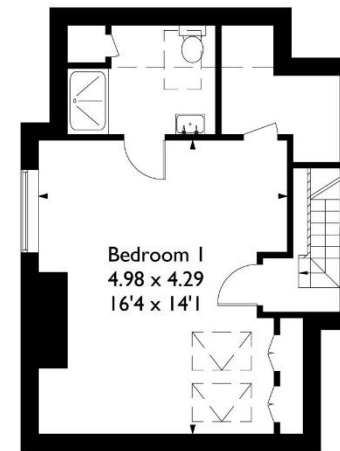
Approximate Gross Internal Area 165.30 sq m / 1779.40 sq ft



Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

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.