



18 Elgin Park, Redland

Guide Price Range: £1,750,000 - £1,850,000

RICHARD
HARDING

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Bristol, BS6 6RX

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An exceptional period home of distinction - this five-bedroom, three-reception, detached and double-fronted Victorian villa is set behind a handsome Bath stone façade and located within 650 metres of Redland Green Secondary School. Reputed to have been built for the architect of the street, this spectacular property combines grand proportions, exquisite period detail and versatile living space, including a self-contained converted coach house, ideal for dependent relatives or generating rental income.

Beyond its elegant frontage, the property retains a wealth of original features: high ceilings, ornate plasterwork, tall sash windows, and striking period fireplaces, complemented by thoughtful updates for modern living.

Arranged over two lateral levels, the accommodation is both generous and practical. A spacious central hallway leads to four principal rooms on the ground floor. The drawing room and dining room each feature wide bay windows and beautiful Carrara marble fireplaces. A peaceful study opens onto a flexible fifth bedroom with en-suite shower room and direct garden access. To the rear, the extended kitchen/breakfast room offers a wonderful and sociable space, equipped with bespoke cabinetry, central island, gas-fired Aga and glazed doors opening directly onto the level, south-westerly facing rear garden. Off the kitchen is a useful pantry/utility room and a connecting door to the dining room. A useful cellar space completes the ground floor accommodation.

The original staircase ascends to a bright first-floor landing, where the principal bedroom enjoys a spectacular en-suite bathroom (formerly a sixth bedroom). Three further double bedrooms, a family bathroom, and a charming reading nook complete the upper level, with a generous loft above offering future potential.

Externally, the property is equally impressive. The mature south-west facing garden provides excellent privacy and year-round sunshine, while the gated carriage driveway offers an abundance of off-street parking and access to a single garage. Within the curtilage of the rear garden is a fully self-contained converted coach house, presently operating as a successful Airbnb, offering an attractive income stream or additional guest accommodation.

This is a once-in-a-generation opportunity to acquire a remarkable Victorian villa in one of Redland's most desirable addresses – a home that seamlessly blends period grandeur, modern convenience, and flexible living.

To be sold with no onward chain, enabling a prompt and straightforward move.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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.

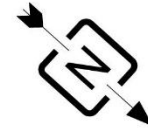
Elgin Park, Redland, Bristol BS6 6RX

Approximate Gross Internal Area 253.70 sq m / 2732.10 sq ft

Basement Area 25.70 sq m / 276.10 sq ft

Studio/Garage Area 40.50 sq m / 435.30 sq ft

Total Area 319.90 sq m / 3443.50 sq ft



Basement

Ground Floor

First Floor

Annexe

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.