



17 West Park, Clifton

Guide Price £1,195,000

RICHARD
HARDING



17 West Park,

Clifton, Bristol, BS8 2LX

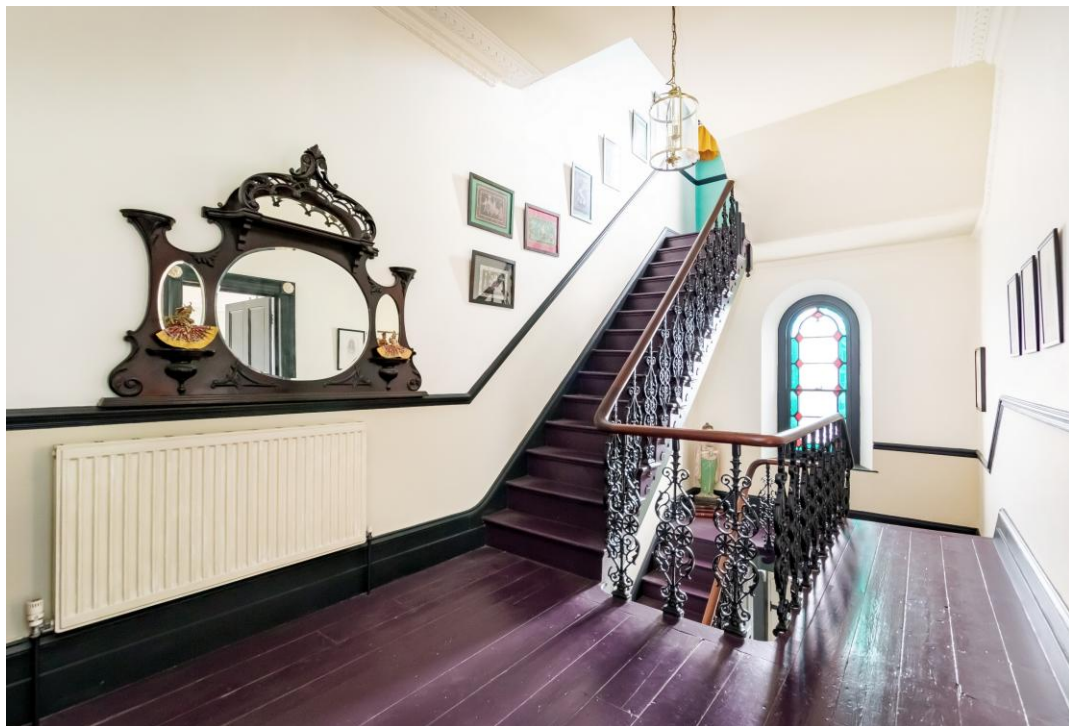
RICHARD
HARDING

A magnificent large 6 bedroom Victorian family home retaining a wealth of period features and enjoying the rare advantage of off road parking for two cars, a private rear garden **PLUS** flexible lower ground floor accommodation with its own private entrance.

Key Features

- Wonderful proportions throughout, coupled with a jaw dropping stairwell, high ceilings and many original fireplaces, adding to the charm and appeal of this impressive Victorian home.
- Fantastic central location, just off Whiteladies Road and within a short stroll of the pedestrianised Cotham Hill, with its highly regarded independent restaurants and cafes, as well as being close by Clifton Down train station, bus connections and all central areas.
- **Accommodation:** versatile accommodation includes 6 bedrooms, a large family bathroom, a separate cloakroom/wc, a utility/boot room, 2 reception rooms and a kitchen, plus versatile lower ground floor rooms, perfect for visiting guests, a lodger or work spaces from home.
- A real hidden gem – an individual and special character home in this part of the city.





GROUND FLOOR

APPROACH: via a landscaped brick paved driveway to the front providing off road parking for two cars. There is a gated pathway beside the driveway with several steps leading up to the attractive main front door to the house.

ENTRANCE HALLWAY: (22'2" x 9'0" max inclusive of staircase) (6.76m x 2.74m) an impressive welcoming entrance hallway, wonderful high ceiling with original ceiling corning, an ornate period staircase sweeping up to the first floor landing, period floorboards, doors leading off to the two principal reception rooms, kitchen, further door accessing a staircase descending to the lower ground floor accommodation.

SITTING ROOM: (front) (19'5" max into bay x 16'9" into chimney recess) (5.91m x 5.12m) high ceiling with original ceiling corning and central ceiling rose, picture rail with fireplace with marble surround mantle with tiled hearth, exposed period floorboards, box bay to front comprising 2 sash windows to side, large picture windows to front, radiator.

DINING ROOM/RECEPTION 2: (rear) (16'10" x 14'1") (5.12m x 4.30m) a generous second reception room with high ceiling, original ceiling corning, picture rail, period fireplace with marble surround and tiled hearth, exposed floorboards, a gorgeous period dresser with open shelving over, two sash windows to rear with working wooden shutters overlooking the rear garden, radiator and door through to a utility/boot room.

UTILITY/BOOT ROOM: (8'1" x 4'8") (2.47m x 1.41m) a worktop with plumbing and appliance space for washing machine and dryer beneath, built in cupboard over with shelving, coat hooks with open shelving over and a beautiful period stained glass window to side.

KITCHEN: (11'2" x 9'1") (3.41m x 2.76m) base level kitchen units with roll edged worktop over and inset sink and drainer unit, appliance space for fridge, freezer and range cooker, high ceiling, exposed floorboards and a period stained glass door to rear accessing a balcony, with steps down to the rear garden.

FIRST FLOOR

LANDING: original staircase continuing up to the second floor, a feature arched stained glass sash window to front, providing natural light through the landing and stairwell, high ceiling with original ceiling corning, dado rail, painted period floorboards, radiator and doors off to bedroom 1, bedroom 2 and the family bathroom/shower/wc.

BEDROOM 1: (front) (17'0" max into chimney recess x 15'0") (5.18m x 4.57m) a double bedroom with high ceilings, original ceiling corning, central ceiling rose and picture rail, beautiful period fireplace with original marble surround and mantle, exposed stripped floorboards, radiator.

FAMILY BATHROOM/SHOWER/WC: (17'0" x 13'5") (5.18m x 4.09m) an impressive large bathroom (likely originally a double bedroom) with high ceiling, ceiling coving, picture rail, central feature double ended bath with mixer taps and shower attachment, low level wc, pedestal wash basin, shower enclosure with system fed shower, period fireplace and two sash windows with working wooden shutters to rear, overlooking rear and neighbouring gardens.

BEDROOM 2: (12'3" x 9'2") (3.74m x 2.78m) high ceiling with ceiling coving and picture rail, exposed painted floorboards, a pretty period fireplace, radiator and a corner cupboard housing Vaillant gas central heating boiler.

SECOND FLOOR

LANDING: a large landing providing ample space for a study area with loft hatch accessing a generous loft storage space, dado rail, radiator and doors off to bedroom 3, bedroom 4, bedroom 5 and bedroom 6 (offering potential to be a second family bathroom). Further door accessing a separate cloakroom/wc.

BEDROOM 3: (front) (16'11" x 15'1") (5.15m x 4.59m) a large double bedroom with high ceiling, ceiling coving, picture rail, period fireplace, two sash windows to front with window shutters and bench seat beneath, radiator and painted period floorboards.

BEDROOM 4: (rear) (12'5" x 9'1") (3.77m x 2.76m) a smaller double bedroom with high ceilings, ceiling coving, picture rail, exposed painted floorboards, sash window to rear, radiator and period fireplace.

BEDROOM 5: (14'1" x 9'0") (4.30m x 2.75m) a double bedroom with high ceilings, picture rail, sash window to rear, painted period floorboards, original fireplace and a radiator.

BEDROOM 6: (10'5" x 7'7") (3.18m x 2.30m) a single bedroom, home office or potential bathroom with sash window to rear, radiator and painted floorboards.

SEPARATE WC: low level wc and pretty porthole window to side looking down West Park towards Whiteladies Road.





LOWER GROUND FLOOR

Flexible lower ground floor accommodation with its own private entrance from the front, perfect for lodger or guest accommodation, or work spaces from home.

LANDING: central landing flows through from the front to the back of the property with doors off to reception 3 and reception 4/bedroom 7. The hallway opens out into a dining hallway where there is a basic range of base and eye level units providing either a kitchenette or utility space with window to rear. Further door to:-

BATHROOM/WC: an L shaped bathroom with low level wc, pedestal wash basin, panelled bath with electric shower over, understairs storage and meter cupboard housing meters and fuse box.

RECEPTION 3: (rear) (12'7" x 12'1" max into chimney recess) (3.83m x 3.68m) high ceiling with ceiling coving, tiled floor, sash window to rear, overlooking the rear garden, radiator and door accessing a recessed walk in storage area, housing the Glow Worm gas central heating boiler.

RECEPTION 4/BEDROOM 7: (front) (14'8" x 12'1" max into chimney recess) (4.47m x 3.68m) sash window to front, tiled floor, radiator and picture rail.

OUTSIDE

FRONT GARDEN & OFF-STREET PARKING: the front of the property is mainly laid to a driveway providing off road parking for two cars with pathway and steps leading up to the main front door of the house.

REAR GARDEN: (approx. 36'0 x 28'0) (10.97m x 8.53m) a landscaped rear garden mainly laid to paving with flower borders containing various shrubs and trees framed by attractive stone boundary walls.

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:

- 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		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

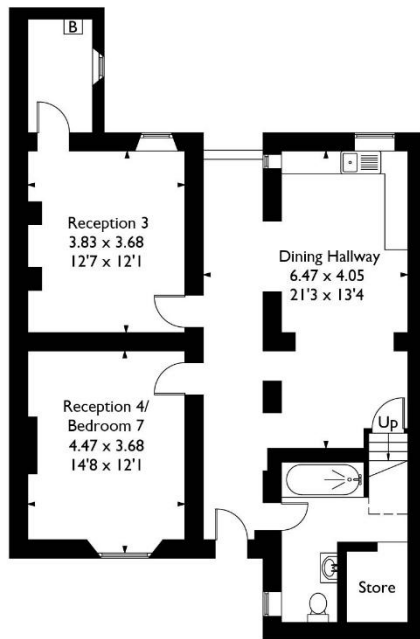
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



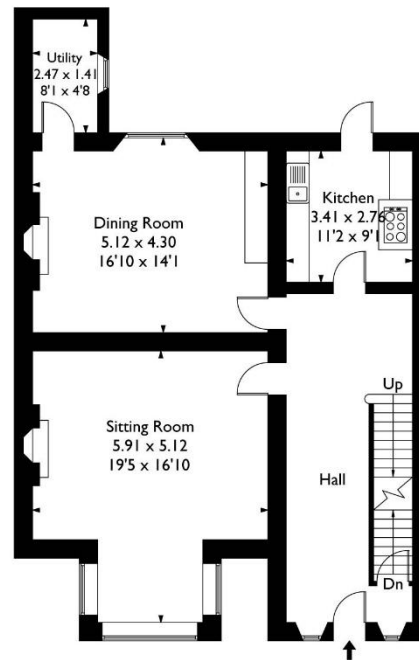


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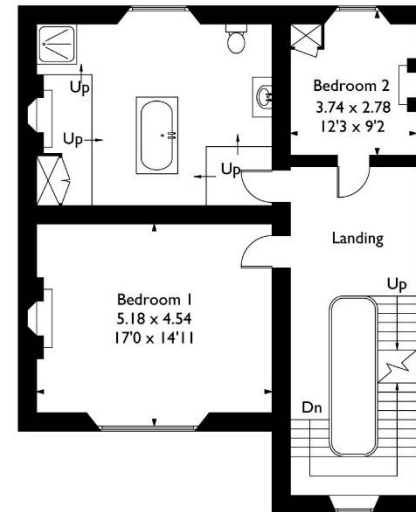
Approximate Gross Internal Area = 314.22 sq m / 3382.23 sq ft



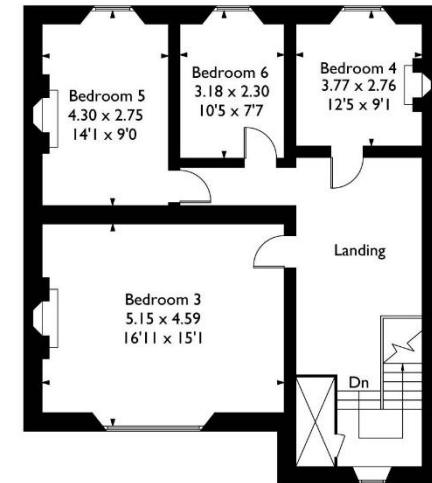
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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.