



22 Holmes Grove, Henleaze
Guide Price £1,150,000

RICHARD
HARDING



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Henleaze, Bristol, BS9 4EE

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A most attractive and extended, 5/6 bedroom, 3 bath/shower room, Edwardian period family home, of circa 2,745 sq. ft., having 2 reception rooms and an extended family kitchen entertaining space with bi-folding doors onto 50ft south westerly facing rear garden. Further benefitting from driveway parking and single garage. In a prime location on one of 'The Groves' close to Henleaze high street.

Key Features

- In recent years the house has been significantly extended to provide a large kitchen family entertaining space combining powder coated aluminium bi-folding doors and Velux windows opening onto a timber decked area offering generous space for garden furniture, potted plants and barbecuing etc. The well-appointed kitchen features shaker style base and eye level units and solid wooden worktop surfaces. There is also a separate snug, utility room and cloakroom/wc on the ground floor. At the same time a utility room/plant room was added which also provides a useful discreet entrance from the front elevation.
- On the first floor, a spacious landing provides access to four double bedrooms, family bath/shower room and an additional shower room.
- The second floor was designed with versatility in mind either as a complete principal bedroom suite comprising double bedroom with en-suite bath/shower room and dressing room, or alternatively, as two bedrooms served by an additional bath/shower room. The main bedroom having full width dormer opening onto a frameless glass Juliet balcony and south-westerly orientation.
- To the front elevation, there is a wide brick paved driveway that provides off-street parking for one car with EV charger.
- To the rear elevation, there is a lovely and private south-westerly facing rear garden (50ft x 25ft) with timber decked area, large section of lawn and well-stocked borders. Pedestrian gate to rear onto vehicular access lane and single garage (now needing to be re-built).
- The neighbourhood has a great deal to offer. The nearby schools, whether state or private are of an excellent standard and highly regarded. The local convenience store is a nearby Waitrose or Co-op. Just a short walk away there is a plethora of cafes, good small restaurants a-plenty, a gastro pub and many varied independent shops to explore as well as the local library and cinema.
- **Ground Floor:** entrance vestibule, reception hall, drawing room, semi open-plan kitchen family entertaining space, snug, utility room, cloakroom/wc.
- **First Floor:** landing, four double bedrooms, family bath/shower room, additional shower room.
- **Second Floor:** landing, two bedrooms (six in total), bath/shower room.
- **Outside:** driveway parking for one car with EV charger, 50ft south-westerly facing rear garden with single garage.
- A fine period residence (1905) of character both internally and externally, retaining most of its original features which seamlessly blend with many high quality additions.





GROUND FLOOR

APPROACH: from the brick paved driveway, a solid wood panelled front door with brass door furniture and stained glass fanlight, opening to:-

ENTRANCE VESTIBULE: (6'10" x 4'6") (2.08m x 1.37m) having tessellated tiled flooring, tall stained glass window to the front elevation, tall moulded skirtings, dado rail, ornate moulded corncicing, ceiling light point, mains switchboard control cupboard. Part obscure glazed wood panelled double doors with overlights, opening to:-

RECEPTION HALL: (15'10" x 6'10") (4.83m x 2.08m) a most welcoming introduction to this spacious family home, having an elegant and wide turning staircase ascending to the first floor with handrail and ornately carved spindles, engineered oak flooring, useful understairs storage cupboard, tall moulded skirtings, ornate moulded corncicing, radiator, ceiling light point. Four-panelled doors with moulded architraves, opening to:-

DRAWING ROOM: (17'5" x 15'10") (5.30m x 4.82m) a gracious principal reception room, having wide bay window to the front elevation comprising four tall wooden double glazed sash windows. Central period fireplace with inset woodburning stove set upon a slate hearth. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded corncicing, ceiling light point, two radiators.

SEMI OPEN-PLAN KITCHEN FAMILY ENTERTAINING SPACE: (27'2" x 24'7" max measurements) (8.28m x 7.50m) a fabulous and extended semi open-plan kitchen family entertaining space with powder coated aluminium double glazed bi-folding doors enjoying a south-westerly orientation and providing level access to the rear garden. Loosely divided as follows:-

Kitchen/Breakfast/Living Room: comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and shelving. Roll edged solid wooden worktop surfaces with travertine tile splashbacks, ceramic central sink with draining board to side and swan neck mixer tap over. Large island unit incorporating breakfast bar. Smeg gas/electric range cooker (available by separate negotiation) set into chimney breast with spotlights over. Integral dishwasher. Engineered oak flooring, tall moulded skirtings, picture rail, simple moulded corncicing, inset ceiling downlights, three ceiling light points. High sloping roof having two large Velux windows with fitted blinds. Wide wall opening through to:-

Dining Area: central period fireplace with tiled insert and recesses to either side of the chimney breast, a continuation of the engineered oak flooring, tall moulded skirtings, base and eye level cabinets, radiator, ceiling light point. Original Welsh dresser incorporating cabinets, drawers, shelving and glazed display cabinets. Four-panelled door with moulded architraves returning to the reception hall. Four-panelled door with moulded architraves, opening to:-

SNUG: (13'9" x 7'10") (4.20m x 2.40m) a continuation of the engineered oak flooring, tall moulded skirtings, built-in cabinets, inset ceiling downlights, vertical column style radiator. Upvc double glazed door opening externally to the rear garden. Part glazed four-panelled door with architraves, opening to:-

UTILITY ROOM: (6'10" x 4'7") (2.08m x 1.40m) dual aspect with upvc double glazed windows to the rear and side elevations. Handle-less base level cabinet and drawers, space and plumbing for washing machine, roll edged wooden worktop surface with splashback tiling, raised level shelving, inset ceiling downlights, vertical column style radiator. Pocket door giving access to:-

Cloakroom/WC: (6'6" x 2'10") (1.98m x 0.86m) low level dual flush wc, double Belfast style sinks with swan neck mixer tap over and splashback tiling plus double opening cupboard below, a continuation of the engineered oak flooring, heated towel rail/radiator, obscure double glazed window to the rear elevation, inset ceiling downlight.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, turning staircase ascending to the second floor enjoying plenty of natural light via Velux window, generous built-in cabinets, moulded skirtings, ceiling light point. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 2: (18'10" x 15'0") (5.75m x 4.57m) having a wide bay window to the front elevation comprising four wooden double glazed sash windows with radiator below. Central period fireplace with recesses to either side of the chimney breast (one with double opening wardrobe), tall moulded skirtings, fitted floating bookshelves, simple moulded corncicing, two ceiling light points.

BEDROOM 3: (15'7" x 14'8") (4.76m x 4.47m) having a pair of upvc double glazed sash windows enjoying a south-westerly orientation overlooking the rear garden. Central period fireplace with cast iron surround and decorative tiled slips. Recesses to either side of the chimney breast (one with built-in wardrobes), tall moulded skirtings, radiator, simple moulded corncicing, ceiling light point.

BEDROOM 4: (11'11" x 9'10") (3.64m x 2.99m) wooden double glazed sash window to the front elevation with radiator below, painted ornate cast iron fireplace with recesses to either side of the chimney breast (one with built-in wardrobe), moulded skirtings, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (9'7" x 6'2") (2.92m x 1.88m) P shaped bath with mixer tap and handheld shower attachment, glass screen plus wall mounted electric shower and additional handheld shower attachment. Carrera marble wash stand with wash hand basin and mixer tap plus cupboards and drawers below. Low level dual flush wc. Tiled flooring and majority tiled walls, part obscure upvc double glazed sash window to the rear elevation, heated towel rail/radiator, extractor fan, ceiling light point.

INNER HALL: moulded skirtings, ceiling light point. Double airing cupboard housing Baxi gas fired combination boiler plus hot water cylinder and pressurised tank. Four-panelled door opening to bedroom 5. Opaque glazed sliding glass door giving access to:-



SHOWER ROOM/WC: (8'0" x 3'10") (2.44m x 1.17m) large walk-in style shower cubicle with shower screen, fully tiled surround, wall mounted shower unit, handheld shower attachment and an overhead waterfall style shower. Wash hand basin with mixer tap and pull out drawers below. Low level dual flush wc. Part opaque upvc double glazed sash window to the side elevation, heated towel rail/radiator, ceiling light point, extractor fan.

BEDROOM 5: (12'11" x 7'11") (3.94m x 2.41m) upvc double glazed sash window to the rear elevation enjoying south-westerly orientation, moulded skirtings, painted ornate cast iron fireplace, floating bookshelf, vertical column style radiator, ceiling light point.

SECOND FLOOR

LANDING: enjoying plenty of natural light via the aforementioned Velux window, moulded skirtings, ceiling light point, inset ceiling downlight. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 1: (15'0" x 12'11") (4.56m x 3.94m) having a full width dormer to the rear elevation with south-westerly orientation featuring upvc double glazed double doors and side panels opening to a frameless glass Juliet balcony and having rooftop views. Moulded skirtings, vertical style column radiator, inset ceiling downlights.

BATH/SHOWER ROOM/WC: (9'6" x 9'1") (2.90m x 2.77m) freestanding bath with mixer tap and shower attachment. Large walk-in style shower cubicle with glass screens, wall mounted shower unit, handheld shower attachment and an overhead waterfall style shower. Wash hand basin with mixer tap, splashback tiling and pull out drawers below. Low level dual flush wc with concealed cistern. Tiled flooring and partially tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan, upvc double glazed window to the rear elevation.

DRESSING ROOM/BEDROOM 6: (24'7" decreasing to 19'8" x 9'5" with part restricted head height) (7.49m/5.99m x 2.87m) two Velux window to the front elevation, eaves storage cupboard, inset ceiling downlights, vertical column style radiator.

OUTSIDE

OFF-STREET PARKING: brick paved off-street parking space with EV charger point and mature shrubs to either side.

REAR GARDEN: (50ft x 25ft) (15.24m x 7.62m) enjoying a sunny south-westerly orientation and enclosed on all three sides by brick wall/timber fencing with trellising and climbing plants. Immediately to the rear of the house accessed by both the kitchen family entertaining space and snug there is a timber decked area with ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden is principally laid to lawn with shrub borders featuring an array of flowering plants and mature shrubs. Pedestrian gate onto rear vehicular access lane. There is also a single garage with workshop to side requiring refurbishment.

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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

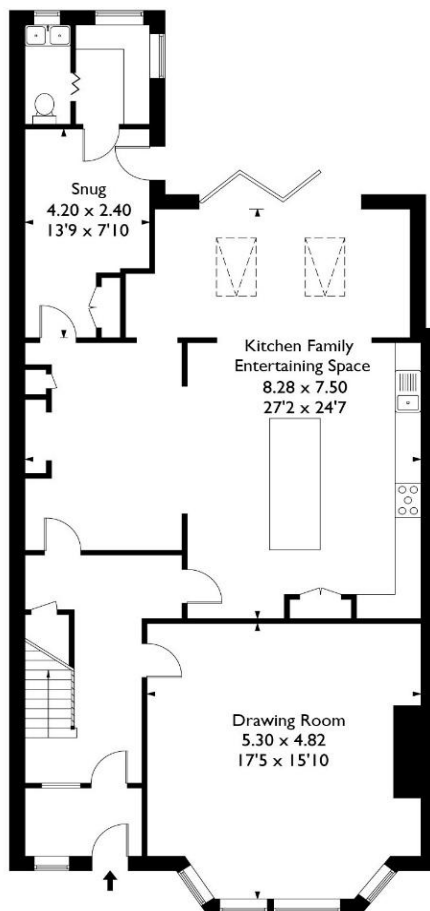
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



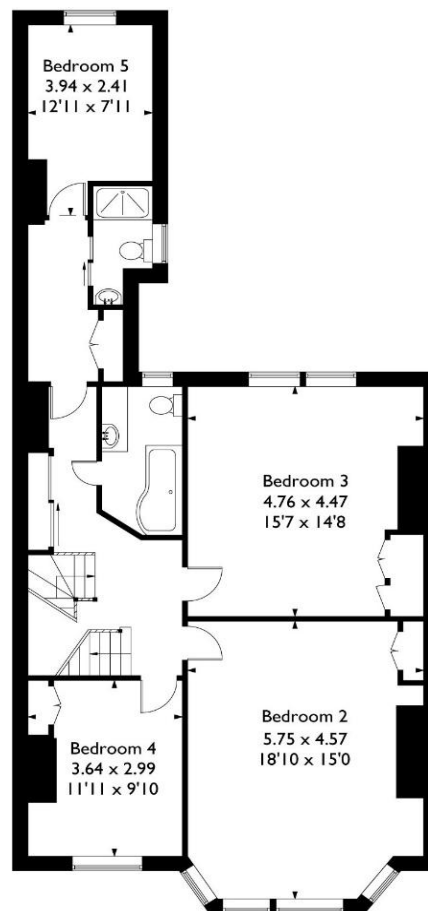


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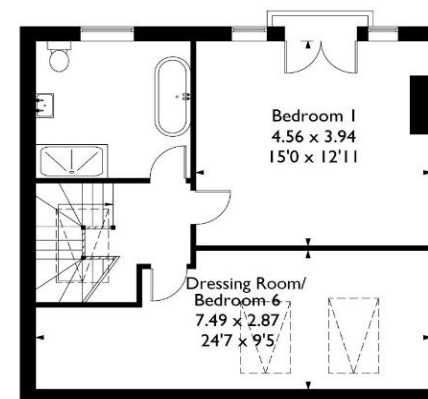
Approximate Gross Internal Area 255.1 sq m / 2745.3 sq ft



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.