



19 Hazelton Road, Bishopston

Guide Price £1,250,000

RICHARD  
HARDING



# 19 Hazelton Road, Bishopston, Bristol, BS7 8ER

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An incredibly exciting opportunity to purchase and renovate a substantial, 6 bedroom semi-detached house, occupying a large corner plot on one of Bishopston's most sought after roads.

## Key Features

- Enjoying the rare advantage of a mature level 83ft level rear garden, further front and side gardens, driveway, off-road parking and garage.
- Available for the first time in almost 50 years, this property invites purchasers seeking to put their own stamp on a much loved character home.
- Located on one of Bishopston's most desirable roads, within just 650 metres of Redland Green School and within a short stroll of the fabulous wide selection of independent shops, cafes and restaurants of Gloucester Road. Bus and train connections are nearby.

## Details

- **Ground Floor:** entrance vestibule flows through into a central entrance hallway, bay fronted sitting room, second reception room (having bay window to side), reception 3/home office and kitchen/dining room, with adjoining utility and ground floor bathroom/wc, access to cellar storage and Butler's pantry.
- **First Floor:** landing, 4 double bedrooms and a family bathroom/wc.
- **Second Floor:** landing, 2 further bedrooms and an attic room.





## GROUND FLOOR

**APPROACH:** via pillared entrance with a garden gate accessing a Victorian paved pathway sweeping up the left hand side of the building beside the expansive front garden, driveway and garage, to the main entrance.

**ENTRANCE VESTIBULE:** high ceiling with original ceiling coving, original tessellated tiled floor, built in shelving and wonderful original stained glass door leading to the main entrance.

**ENTRANCE HALLWAY:** a welcoming, wide central entrance hallway with high ceilings, original ceiling cornicing, exposed stripped floorboards. Radiator, wall mounted thermostat for central heating, door accessing recessed pantry with built in shelving and further doors off to the sitting room, dining room/reception 2, reception 3/home office and kitchen/dining room. Beneath the stairs there is a door accessing a stone half flight of stairs to the cellar.

**SITTING ROOM:** (front) (17'2" x 15'1") (5.22m x 4.60m) a glorious bright reception room with high ceilings, detailed original cornicing and central ceiling rose, wide bay to front comprising three sash windows with stained glass panels over, a feature fireplace and radiator.

**DINING ROOM:** (17'11 x 13'5") (5.46m x 4.10m) a large second reception room with the rare advantage of a bay window to side, overlooking the front and side gardens with high ceiling, ceiling coving, picture rail, central ceiling rose, radiator and feature fireplace.

**STUDY:** (front) (13'0" x 9'5") (3.97m x 2.87m) currently arranged as a home office, but would work equally well as a child's play room, music room etc. High ceiling with ceiling coving, picture rail and ceiling rose, boarded fireplace and a radiator.

**KITCHEN/BREAKFAST ROOM:** (measured in two parts being - Kitchen: 14'2" x 10'8" (4.32m x 3.25m) and Breakfast Room: 13'5" x 9'6" (4.10m x 2.89m) a good sized sociable kitchen/breakfast room with kitchen comprising base level cupboards, roll edged laminated worktop, 2½ bowl sink with window overlooking the side garden, built in eye level double oven, further appliance space, integrated ceramic hob with extraction over, skylight window, exposed stripped floorboards, high ceilings to dining area, picture rail and built in dresser with open shelving. Door off the kitchen to a utility room.

**UTILITY ROOM:** (7'5" x 6'2") (2.25m x 1.87m) plumbing and appliance space for washing machine and dryer, wall mounted Worcester gas central heating boiler, double glazed windows to rear offering a delightful outlook over the rear garden and double glazed door to side and gardens, with additional door to the utility room and ground floor bathroom/wc.

**BATHROOM/WC:** (7'8" x 7'1") (2.34m x 2.16m) a white suite comprising a panelled bath, low level wc, pedestal wash basin, double glazed window to rear and radiator.

## FIRST FLOOR

**LANDING:** a central landing with high ceiling, original ceiling coving and staircase continuing up to the second floor. Doors off to 4 double bedrooms and a family bathroom/wc.

**BEDROOM 1:** (front) (16'5" x 13'5") (5.01m x 4.25m) a large bay fronted room with a period fireplace, shallow recessed storage cupboard to chimney recess, high ceiling, bay window to front comprising 3 windows, radiator and exposed floorboards.

**BEDROOM 2:** (rear) (15'8" x 13'1") (4.78m x 3.98m) a double bedroom with high ceiling, ceiling coving, radiator, wide bay to side comprising 3 sash windows overlooking the front, side garden and driveway.

**BEDROOM 3:** (rear) (13'5" x 11'8") (4.10m x 3.57m) a double bedroom with sash window to rear, offering a wonderful leafy open outlook to the rear, high ceiling, boarded fireplace, radiator and recessed storage cupboard to chimney recess.

**BEDROOM 4:** (front) (12'10" x 10'10") (3.91m x 3.29m) a double bedroom with high ceiling, ceiling coving, boarded fireplace, sash window to front and radiator.

**BATHROOM/WC:** (9'0" x 7'0") (2.74m x 2.13m) a panelled bath, low level wc, wash hand basin with storage beneath, two sash windows to side and heated towel rail.

## SECOND FLOOR

**LANDING:** a central landing with doors off to bedroom 5, bedroom 6 and an attic room.

**BEDROOM 5:** (front) (20'10" x 14'1") (6.34m x 4.28m) L shaped double bedroom with two dormers to front comprising large windows having spectacular views towards Cotham and beyond, exposed floorboards, radiator and boarded fireplace.

**BEDROOM 6:** (rear) (17'9" x 10'7") (5.40m x 3.23m) a double bedroom with period fireplace, built in cupboards to recess, radiator and glazed dormer to rear with sash window offering an elevated open outlook to the rear.

**BEDROOM 7:** (10'7" x 5'3") (3.23m x 1.61m) two small adjoining attic rooms having skylight windows to the side.





## OUTSIDE

**FRONT & SIDE GARDENS & DRIVEWAY:** the property occupies a fantastic garden plot, wrapping around the corner of Logan Road and Hazelton Road. To the front of the property there is a small front garden laid to slate chippings with a low level boundary wall and hedgerow providing privacy, gated Victorian tiled pathway leading up to the main front door with attractive landscaped front garden/rockery leading towards a gravelled driveway affording generous off-road parking, access to the garage and gated access to the rear garden.

**REAR GARDEN:** (approx. 83ft max x 65ft across max reducing to approx. 25ft closest to the property) (25.30m x 19.81m/7.62m) an exceptional L-shaped rear garden of a fantastic size for its location, wrapping round the rear and offering a significantly larger than average outdoor space. There are lawned sections with stepping stones leading through the centre, an oval shaped lily pond to the rear section of garden with a mature silver birch tree, fruit trees and well-stocked borders. There is a paved seating area, a good sized garden shed and attractive stone period boundary walls. Side access to the garage.

**GARAGE:** (internal measurement 20'1 x 12'4") (6.12m x 3.76m) larger than average single garage, ample space for a car plus additional storage, an up and over door to front, separate door accessing the garden, power, light and water supplied, providing an attractive studio/hobby space.

**CELLAR:** there are useful storage cellar spaces which run beneath the ground floor dining room.

## 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.

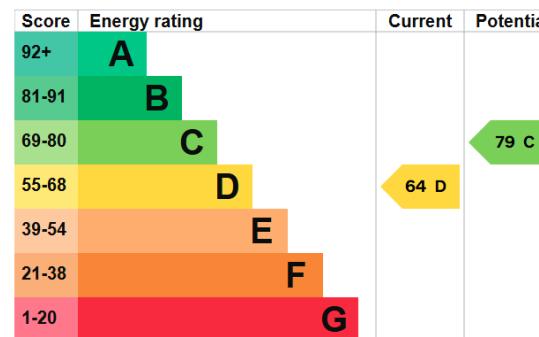
**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



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





# Hazelton Road, Bishopston, Bristol BS7 8ER

Approximate Gross Internal Area 248.6 sq m / 2675.7 sq ft

Basement 16.6 sq m / 178.3 sq ft

Garage 23 sq m / 247.7 sq ft

Total Area 288.2 sq m / 3101.7 sq ft



Basement

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.