



89 Berkeley Road, Bishopston

Guide Price Range £1,250,000 - £1,350,000

RICHARD
HARDING



89 Berkeley Road, Bishopston, Bristol, BS7 8HQ

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An elegant, stylishly presented and extended, 4 double bedroom, 2 bath/shower room, semi-detached Victorian period family home boasting a magnificent semi open-plan kitchen family entertaining space with double doors leading out onto a beautiful well-stocked rear garden (160ft x 35ft). Further benefitting from off-street parking, integral single garage and en-suite garden annexe/home office. Located within 470 metres of Redland Green Secondary School.

Key Features

- Generous room proportions throughout with flexible and roomy accommodation ideal for family living.
- The property is entranced via an ornate Bath stone pilaster with solid part multi-paned wooden door opening onto a spacious reception hall having elegant turning staircase ascending to the first floor. There is a good sized bay fronted sitting room and at the rear an exceptional dual aspect semi open-plan kitchen family entertaining space (25ft x 22ft decreasing to 13ft) designed by Goodchild Interiors, with woodburning stove opening out on a large sunken patio. Also on the ground floor, there is a utility room and cloakroom/wc.
- On the first floor, a spacious landing provides access to two double bedrooms (one with en-suite shower room) and family bathroom. On the second floor, a smaller landing gives way to two further bedrooms affording lovely vistas either over the garden or across the city to the front
- Externally, there is parking to the front for one car with access to an attached integral single garage. The rear garden is immensely private and some 160ft in length and 35ft in width (considerably wider than the majority of gardens along this section of the road). Predominantly laid to lawn with deep shrub borders featuring flowering plants, mature shrubs, fruit trees and specimen trees. There are sitting out areas, garden pond and pergola encased by an established wisteria. There is also a detached garden annexe/home office with en-suite shower room.
- Coveted location - a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic Redland Green Secondary School within 470 metres. St Bonaventure's Catholic Primary School is within 200 metres and Bishop Road Primary School is within 480 metres. Handy for the Downs, St Andrew's Park nearby and within easy reach of Gloucester Road, the city centre, Clifton Village, Whiteladies Road, Bristol University, numerous private schools, good primary schools aplenty, main hospitals plus other local parks at Redland Green and Cotham Gardens. Redland and Montpelier local train stations are also nearby and offer convenient access to Bristol Temple Meads.
- **Ground Floor:** reception hall, inner hall, sitting room, semi open-plan kitchen family entertaining space, utility room, cloakroom/wc.
- **First Floor:** landing, 2 double bedrooms (one with en-suite shower room), family bathroom.
- **Second Floor:** landing, 2 further bedrooms (4 in total).
- **Outside:** off-street parking, attached integral single garage, 160ft secluded rear garden with sitting out areas and an en-suite garden annexe/home office.
- **Properties of this nature seldom come to the open market (now to be sold for the first time since 1997) and without hesitation we would recommend a viewing at the earliest opportunity.**





GROUND FLOOR

APPROACH: from the pavement, impressive part stone gate pillars with paved pathway leading up through the front garden to a Bath stone pilaster having wall mounted external light. Part multi-paned wood panelled door with fanlight, opening to:-

RECEPTION HALL: (14'4" x 7'11") (4.37m x 2.41m) a most welcoming introduction having inlaid entrance mat and solid oak flooring, elegant turning staircase ascending to the first floor with handrail and ornate cast iron balustrade, moulded skirtings, panelled walls to dado rail, simple moulded corning, ceiling light point, concealed radiator. Open doorway through to:-

INNER HALL: base and eye level double opening cupboards, a continuation of the solid oak flooring, inset ceiling downlight. Panelled doors with moulded architraves and brass door furniture, opening to:-

SITTING ROOM: (18'10" x 14'0") (5.74m x 4.27m) a gracious principal reception room, with virtually full width bay window to the front elevation comprising three wooden double glazed sash windows. Central ornate cast iron fireplace with decorative tiled slips and slate hearth, recesses to either side of the chimney breast (one with double opening cupboard and fitted bookshelving), moulded skirtings, radiator, simple moulded corning, ceiling light point.

SEMI OPEN-PLAN KITCHEN FAMILY ENTERTAINING SPACE: (25'7" x 22'9" decreasing to 13'10") (7.80m x 6.93m/4.22m) a fabulous and extended family entertaining space, loosely divided as follows:-

Living Area: inset woodburning stove set upon a slate hearth with slate mantelpiece, recesses to either side of the chimney breast (one with fitted workstation and bookshelving), solid oak flooring, further base level cupboards and shelving above, timber wall panelling, radiator, moulded skirtings, ceiling light point. Part glazed casement door opening to the utility room. Two walkways through to:-

Dining Area: dual aspect with multi-paned sash windows to both the side and rear elevations, sloping ceiling with two large Velux windows, base level cupboard with glazed shelving, oak flooring, moulded skirtings, Victorian style radiator, two vertical column style radiators, two wall light points, inset ceiling downlights, ceiling light point. Double opening double glazed casement doors overlooking and opening externally to the rear garden.

Kitchen/Breakfast Room: comprehensively fitted with an array of base and eye level units combining drawers, cabinets and shelving. Roll edged granite worktop surfaces, splashback tiling and pelmet lighting. Undermount Franke double sink with swan neck mixer tap. Additional granite worktop with undermount circular sink and mixer tap. Integral double electric ovens, 5 ring gas hob with stainless steel extractor hood. Space for dishwasher and tall fridge/freezer. Solid oak flooring, inset ceiling downlights, radiator, large rooflight and multi-paned sash window to the rear elevation.

UTILITY ROOM: (15'2" x 6'6") (4.62m x 1.98m) base and eye level shaker style units combining drawers and cabinets, roll edged granite effect worktop surfaces with splashback tiling, stainless steel sink with draining board to side and mixer tap over, space and plumbing for washing machine, space for wine cooler, tiled flooring, radiator, high sloping roof with two Velux windows and inset ceiling downlights, extractor fan, radiator. Double opening double glazed casement doors overlooking and opening externally to the rear garden. Wall mounted Gloworm gas fired boiler. Door to integral garage. Panelled door with moulded architraves, opening to:-

CLOAKROOM/WC: low level dual flush wc, pedestal wash hand basin with mixer tap and splashback tiling, tiled flooring, moulded skirtings, radiator, high sloping ceiling with ceiling light point, extractor fan, wooden multi-paned double glazed window to the rear elevation.

FIRST FLOOR

LANDING: (14'5" x 9'8") (4.39m x 2.95m) multi-paned sash window overlooking the rear garden with fitted plantation style shutters, moulded skirtings, door opening to airing cupboard with hot water cylinder and slatted shelving. Recessed bookshelving, useful understairs cupboard, radiator, moulded skirtings, two ceiling light points. Staircase rising to the second floor. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 1: (15'2" x 14'1") (4.62m x 4.29m) a pair of wooden bay sash windows to the front elevation, numerous built-in wardrobes featuring double hanging rail, drawer and shelving space. Radiator, moulded skirtings, inset ceiling downlights, chimney breast with recesses to either side (one with fitted bookshelving). Door opening to:-

En-Suite Shower Room/WC: (8'3" x 7'11") (2.51m x 2.41m) low level dual flush wc. Walk-in style shower cubicle with glass door and screens, low level shower tray, fully tiled surround, wall mounted shower unit and handheld shower attachment. Pedestal wash hand basin with mixer tap. Tiled flooring, heated towel rail/radiator, wooden sash window to the front elevation, wall mounted mirrored cupboard with integral lighting, ceiling downlights.

BEDROOM 2: (12'10" x 9'3") (3.91m x 2.82m) multi-paned sash window overlooking the rear garden, engineered oak flooring, moulded skirtings, radiator, ceiling light point.

FAMILY BATHROOM/WC: (8'11" x 8'0") (2.72m x 2.44m) low level dual flush wc. His and hers wash hand basins with mixer taps, splashback tiling and pull out drawers. Bath with mixer tap, shower screen, wall mounted shower unit and handheld shower attachment. Wooden sash window to the rear elevation, tiled flooring, Victorian style radiator, wall mounted mirrored cupboards, inset ceiling downlights, extractor fan.



SECOND FLOOR

LANDING: fitted shelving, ceiling light point, loft access. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 3: (15'0" x 14'3") (4.57m x 4.34m) wooden double glazed sash window to the front elevation, radiator, ceiling light point, chimney breast with recesses to either side, moulded skirtings.

BEDROOM 4: (13'3" x 9'11") (4.04m x 3.02m) multi-paned sash window overlooking the rear garden with radiator below, generous built-in cupboards and drawers, moulded skirtings, eaves storage cupboard, ceiling light point.

OUTSIDE

FRONT GARDEN: the house is set back from the road behind a dwarf stone wall with clipped hedge that provides a good amount of privacy, majority stone paved with borders featuring an array of flowering plants and mature shrubs.

OFF-STREET PARKING: brick paved off-street parking space with access to integral single garage.

INTEGRAL GARAGE: (13'1" x 8'4") (3.99m x 2.54m) metal up and over door, high level fitted shelving, high sloping ceiling with illuminate strip light, radiator, double power socket and water tap.

REAR GARDEN: (160ft x 35ft) (48.77m x 10.67m) immediately to the rear of the kitchen/family/entertaining space there is a sunken patio with ample space for garden furniture, potted plants and barbecuing etc., having raised borders that feature an array of flowering plants and mature shrubs plus established acer tree. External lighting and water tap. Double doors also return to the utility room. From here a panelled door opens to the home office. A shallow flight of stone steps then ascends to the remainder of the garden which is predominantly laid to lawn with sylvan outlook beyond. There is a sunken pond with railway sleeper bridge and water feature. Timber decked seating area with pergola and an established wisteria. The garden has been carefully laid out to provide differing sections with borders, a variety of fruit trees including pears and apples. Useful garden shed and compost area.

GARDEN ANNEXE/HOME OFFICE: (16'4" x 7'11") (4.98m x 2.41m) dual aspect with double glazed wooden windows and overlights to the side and rear elevations, tiled flooring, raised height fitted shelving, sloping roof with two Velux windows, two wall light points, two ceiling light points. Door to:-

En-Suite Shower Room: (7'6" x 3'0") (2.29m x 0.91m) built-in shower cubicle with folding glass door, tiled surround, wall mounted shower unit and handheld shower attachment. Plumbing for wash hand basin and cistern. Windows to both the front and side elevations, ceiling light point, tiled flooring, ceiling downlight, extractor fan.

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.

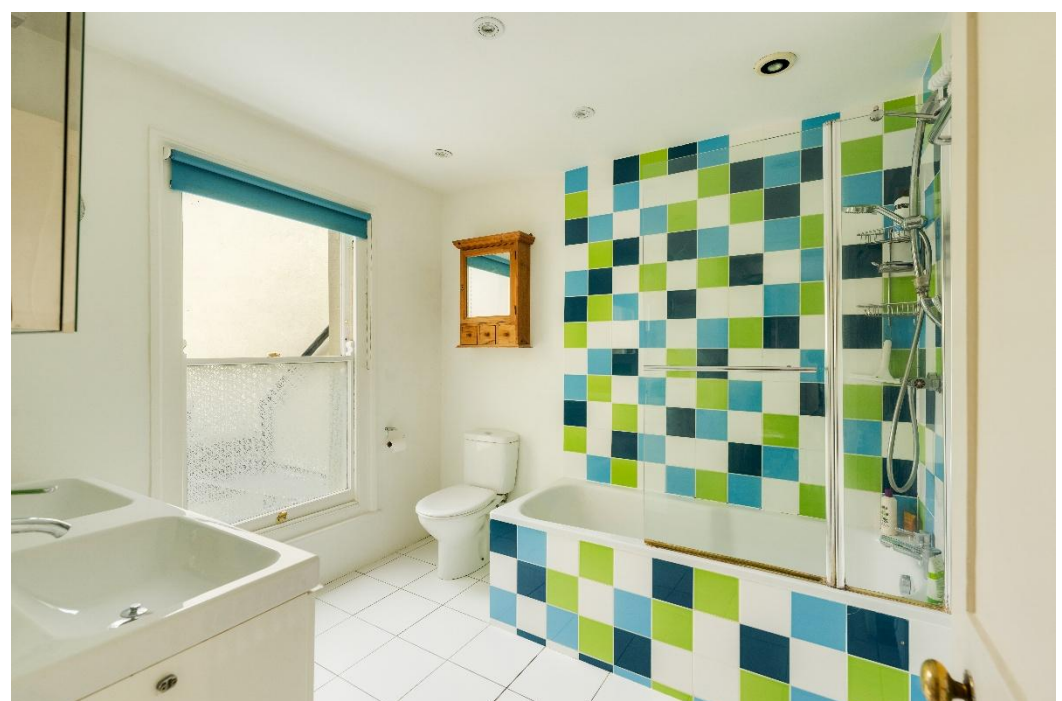
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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 | 59 D | 72 C |
| 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.





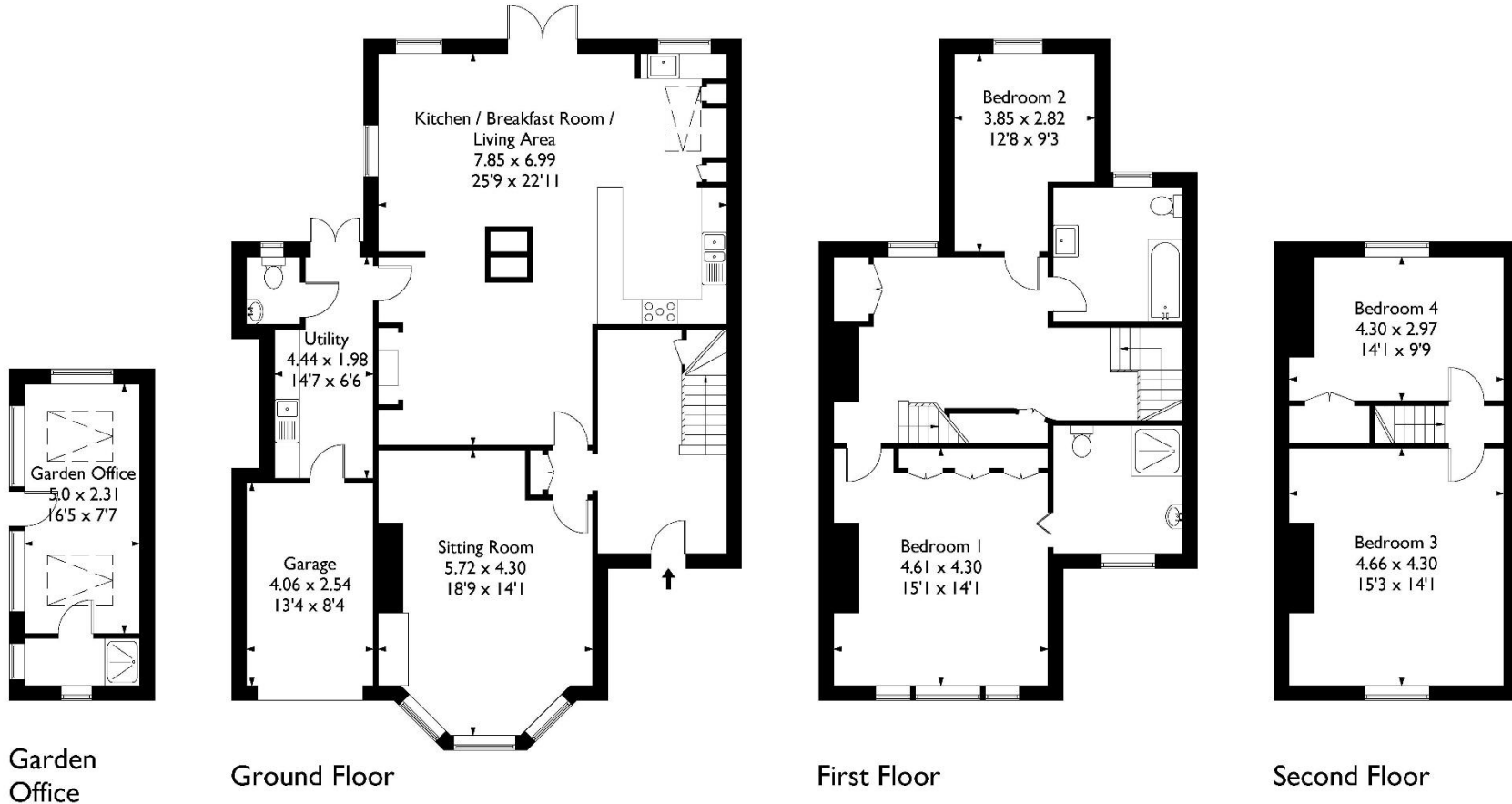
Berkeley Road, Bishopston, Bristol BS7 8HQ

Approximate Gross Internal Area 193.20 sq m / 2078.80 sq ft

Garden Office 13.90 sq m / 150.0 sq ft

Garage 10.30 sq m / 111.0 sq ft

Total Area 217.40 sq m / 2339.80 sq ft



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.