



18 Hurlle Crescent, Clifton  
Guide Price £1,875,000

RICHARD  
HARDING







# 18 Hurle Crescent,

Clifton, Bristol, BS8 2SZ

RICHARD  
HARDING

An exceedingly spacious (4,653 sq. ft.) 7 double bedroom period family home situated on a peaceful and highly regarded Crescent in Clifton, close to Whiteladies Road. Enjoying a level 45ft south-westerly facing rear garden, off road parking for at least two cars **PLUS** flexible lower ground floor accommodation, arranged as a 2 bedroom apartment perfect for dependent relatives, lodger etc.

## Key Features

- Owned by the same family since 1922, this resplendent period home retains many of its original features.
- Highly convenient location for families within a short level stroll of the shops, cafes, restaurants and bus connections of Whiteladies Road, whilst being within easy reach of the Downs, all central Bristol schools and the city centre.
- **Accommodation:** lovely central entrance hallway, bay fronted sitting room, reception 2/dining room with sociable connection through to the kitchen/breakfast room, separate utility room, ground floor cloakroom/wc and a third reception room, perfect for a home office or playroom. Upstairs there are 7 double bedrooms (two with en-suite) and a family bathroom.
- Superb lower ground floor annexe accommodation, perfect for lodgers or visiting family etc., offering 2 double bedrooms, a modern semi open-plan kitchen/dining/living area and its own bathroom.
- Off road parking for at least two cars and a glorious south-westerly facing level rear garden.
- A handsome and sizeable Clifton home.







## GROUND FLOOR

**APPROACH:** via driveway and front garden, which offers useful off road parking for at least two cars. A pathway leads up from the driveway up the right hand side of the building where a short way along on the left hand side you will find the main entrance to the house.

**ENTRANCE VESTIBULE:** high ceilings with original ceiling cornicing and picture rail, stunning original tessellated tiled floor and original stained glass window to side providing natural light. Part stained glass doors with stained glass panels above and beside lead into:-

**ENTRANCE HALLWAY:** impressive welcoming wide central entrance hallway with a beautiful original staircase rising to the first floor landing, a door at the end of the hallway accesses a staircase going down to the lower ground floor. Doors lead off the hallway to the sitting room, dining room/reception 2 (which in turn connects through to the kitchen) and reception 3/home office. There are high ceilings with original ceiling cornicing, dado rail, radiators and original tessellated tiled floor.

**SITTING ROOM: (20'2" x 15'0") (6.15m x 4.56m)** an impressive and light sitting room with high ceilings, original ceiling cornicing and picture rail, feature fireplace with wood surround and mantel and tiled hearth, dado rail, radiator. Wide bay to front comprising five sash windows with original stained glass panels over.

**RECEPTION 2/DINING ROOM: (22'4" x 14'11") (6.80m x 4.59m)** high ceilings with original ceiling cornicing and picture rail, feature fireplace with wood surround, mantel and tiled hearth, contemporary upright radiators, wide bay to rear comprising four sash windows with original stained glass panels over overlooking the south-westerly facing lawned rear garden. Wide wall opening with three steps down provide a sociable connection to:-

**KITCHEN/BREAKFAST ROOM: (16'7" x 11'11") (5.06m x 3.62m)** a farmhouse style kitchen with beautiful original dresser with shelving over, woodblock worktop with inset 1 ½ bowl sink and drainer unit, chimney recess with space for range cooker with built-in extraction over, plumbing for dishwasher, built-in pantry cupboard to chimney recess, tiled floor, radiator, French doors accessing the rear garden and further wall opening connecting through to:-

**UTILITY ROOM: (9'0" x 7'5") (2.75m x 2.27m)** a modern range of base and eye level units with wood effect worktop over and inset ceramic sink and drainer unit, plumbing and appliance space for washing machine, dryer and fridge/freezer. Radiator, door to rear accessing the garden and further door accessing:-

**CLOAKROOM/WC:** low level wc, wash basin, high level window to rear, extractor fan.

**RECEPTION 3/HOME OFFICE:** (front) (14'11" x 12'1") (4.55m x 3.68m) a useful third reception room, perfect for home office/music room or children's play room with high ceilings, ceiling coving, two sash windows with original stained glass panels over to front, tiled fireplace with impressive original timber bookcasing and storage unit surrounding.



## FIRST FLOOR

**LANDING:** doors off to three double bedrooms, family bathroom and further door accessing a cloakroom/wc (off lower mezzanine half landing). Staircase rises up to the second floor where a large Velux skylight window provides natural light through the landing and stairwell.

**BEDROOM 1:** (rear) (17'4" x 15'0") (5.28m x 4.56m) high ceilings, ceiling cornicing, picture rail, period fireplace, two sash windows to rear, overlooking the sunny garden, radiators. Several steps down into a generous en-suite bath/shower room/wc.

**En-Suite Bath/Shower Room/WC:** panelled bath, oversized shower enclosure, low level wc, pedestal wash basin, heated towel rail, sash window to rear, ceiling coving, picture rail, tiled floor, radiator.

**BEDROOM 2:** (front) (16'3" x 15'1") (4.95m x 4.60m) an impressive double bedroom with high ceilings, ceiling coving, picture rail, sash windows to front with original stained glass panels over. Attractive period fireplace with inset tiles, tiled hearth and wood surround. Radiators. Door accessing family bath/shower room/wc, allowing this to be used as en-suite or to be separated as a family bathroom.

**FAMILY BATH/SHOWER ROOM/WC (or EN-SUITE):** white suite comprising panelled bath, low level wc and pedestal wash basin, oversized shower enclosure with system fed shower, two obscured sash style windows to side, heated towel rail.

**BEDROOM 3:** (front) (14'10" x 11'11") (4.62m x 3.63m) a double bedroom or home office, with high ceilings, ceiling coving, central ceiling rose, impressive fireplace with built-in cabinetry surrounding, two large sash windows with original stained glass panels over providing a lovely open outlook down Hurlie Road opposite towards Whiteladies Road. Dado rail and radiator.

**CLOAKROOM/WC:** low level wc, pedestal wash basin, radiator, door accessing a cupboard housing the Vaillant pressurised hot water cylinder.

## SECOND FLOOR

**LANDING:** doors off to bedrooms 4, 5 and 6, a second family bathroom and a recessed linen cupboard, housing a Vaillant gas central heating boiler. Further door off the lower mezzanine landing to bedroom 7.

**BEDROOM 4:** (rear) (16'9" x 15'0") (5.11m x 4.56m) two large sash windows to rear, period fireplace, radiator, high level hatch accessing useful loft storage space.





**BEDROOM 5:** (front) (15'9" x 15'2") (4.81m x 4.61m) a double bedroom with two sash windows, period fireplace, radiator.

**BEDROOM 6:** (14'3" x 12'5") (4.35m x 3.78m) a double bedroom with Velux skylight window, radiator, period fireplace and small loft hatch.

**BEDROOM 7:** (rear) (16'8" x 12'2") (5.07m x 3.07m) off lower mezzanine landing; a double bedroom with sash window to rear, ceiling coving, period fireplace, radiator, door accessing a generous storage cupboard.

**TOP FLOOR BATHROOM/WC:** panelled bath, shower enclosure with system fed shower, low level wc, pedestal wash basin, heated towel rail, large Velux skylight window to side.

## LOWER GROUND FLOOR

An incredibly useful lower ground floor space which had been converted from basement rooms into useful additional accommodation for family, friends and lodgers, providing great flexibility and additional income if required. The lower ground floor comprises two additional double bedrooms, bathroom/wc, useful understairs storage space and a semi open-plan kitchen and living area with French doors accessing a sunken lower ground floor courtyard, which in turn accesses the south-westerly facing rear garden.

**BEDROOM 8:** (13'9" x 13'7") (4.20m x 4.13m)

**BEDROOM 9:** (12'10" x 11'0") (3.92m x 3.36m)

**KITCHEN/DINING/LIVING ROOM:** (29'11" x 13'8")

**BATHROOM/WC:**

## OUTSIDE

**OFF ROAD PARKING & FRONT GARDEN:** the front is mainly laid to tarmac providing off road parking for at least two cars with attractive pillared entrance to the driveway, low level boundary wall with hedgerow over providing privacy, useful side access through to:-

**REAR GARDEN:** (approx. 45ft x 35ft) (13.71m x 10.66m) a gorgeous south-westerly facing level rear garden of a good size for Clifton, mainly laid to lawn with pathway and seating area wrapping round. Two garden sheds, steps providing an independent access for the lower ground floor and handy gated side access to the front of the property.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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 with a perpetual yearly rentcharge of £16.00 p.a. 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		
69-80	C		79 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.











# Hurle Crescent, Clifton, Bristol, BS8 2SZ

Approximate Gross Internal Area = 432.33 sq m / 4653.56 sq ft

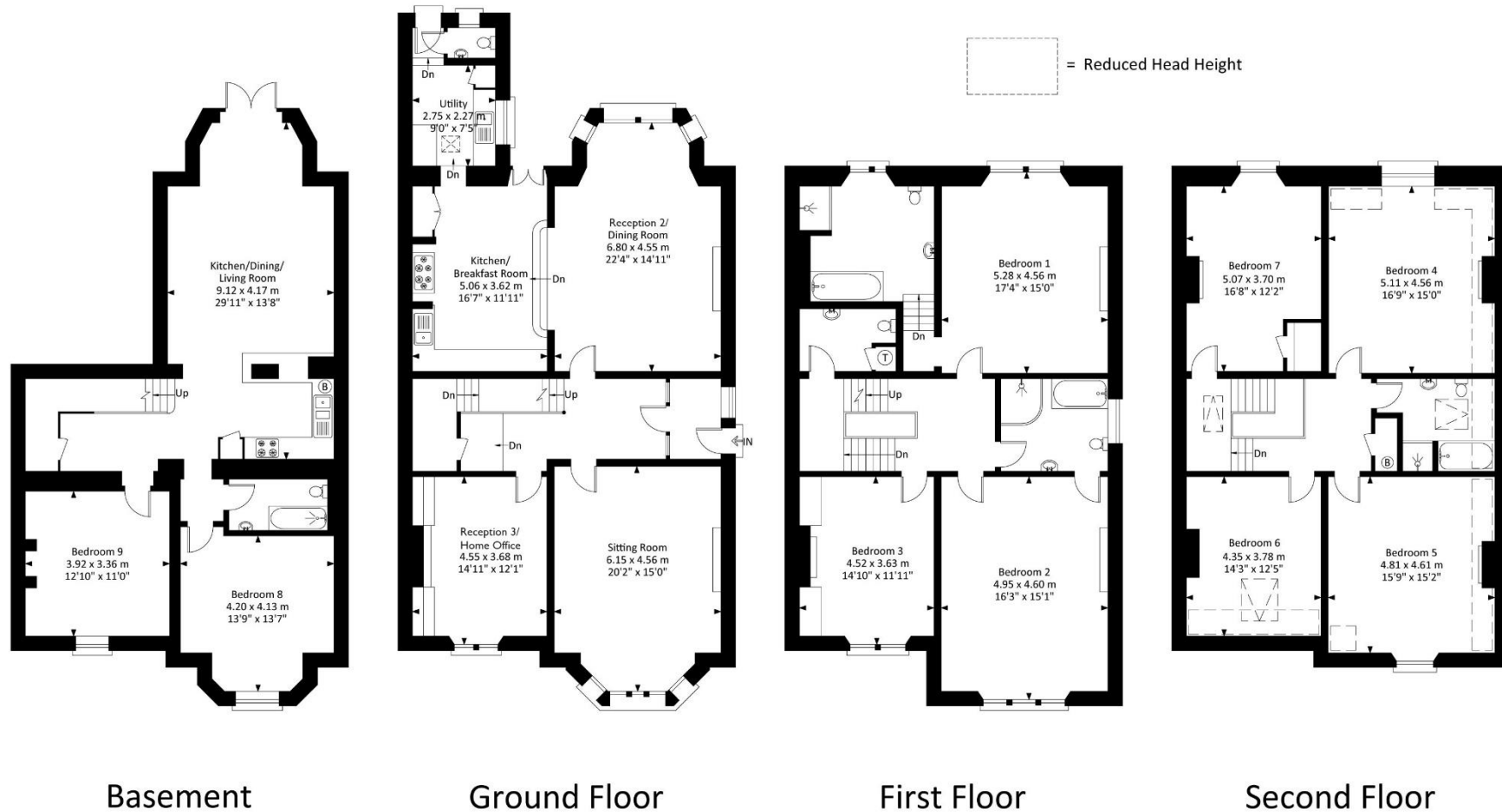


Illustration for identification purposes only, measurements and approximate, not to scale.