

Fernbank Road

Redland



An exceptional, Victorian family home
of over 3,500 sq ft, positioned on one of
Redland’s most desirable roads.



Summary of accommodation

Main House

Cellar

Ground Floor: Entrance hall | Sitting room | Kitchen/living/dining room | Utility | Study | W.C | Garage

First Floor: Principal bedroom with en suite bathroom and dressing room

Further bedroom with en suite | Family bathroom

Second Floor: Two further bedrooms, one with en suite



Situation

(Distances and times are approximate)



Located in the sought-after area of Redland, offering easy access to a range of local amenities.



Excellent transport links, including local bus routes, make travelling to the city centre and surrounding areas simple and efficient.



For commuters, Redland Station is just a 2 minute walk, connecting to Bristol Temple Meads Station which offers excellent rail connections across the region.



The vibrant Clifton Village is also nearby, only 1 mile away, where you can explore theatres, galleries, and diverse eateries.



The Property

Found on the sunny side of one of Redland's most sought after roads. Fernbank Road is wide, treelined road and offers great convenience of city living with the tranquillity of a peaceful neighbourhood.

The home is arranged over three floors and comprises four bedrooms and four bathrooms, providing ample space for family living. The home enjoys brilliant natural light and original period features throughout including incredible high ceilings, ornate cornicing and large sash windows. Complimenting the original style, the current owners alongside an interior designer, have meticulously updated and modernised throughout.

The approach is a gated, cobbled driveway with private parking for at least three cars. The impressive entrance hall is bright and fresh, with solid oak flooring and large central staircase and opens through to the various reception rooms.

There is a storage room behind the staircase to fit coats, with access to the cellar.

The heart of the home is the open plan kitchen, diner and snug area which looks over the back garden and is flooded in natural light thanks to the south westerly orientation. The kitchen was extended and refurbished by Moon, a renowned Bristol-based design and build company, it proudly won the Bristol City Council Best Extension of the Year Award in 2009, creating a sleek design, with full-length glass windows and sliding doors spanning the full length of the kitchen. The extension extends to a separate utility area, a downstairs cloakroom, study and internal access to a single garage. The garage can be accessed via Elliston Lane at the rear of the property.

This open plan space continues the solid oak flooring from the entrance hall and seamlessly connects to a spacious dining and snug area, both illuminated by natural light through the south facing bay window. There is an original fireplace with a modern woodburner installed framed by built in cabinetry to either side.

An impressive reception room at the front of the home is bay fronted with sash windows and shutters, wool carpet and an original fireplace with a woodburner, there is further built in storage on either side.

On the first floor, the principal suite occupies the entire south-west facing side of the home, with an impressive full size dressing room and newly renovated ensuite bath and shower room. There is a guest suite on this floor, with ensuite shower room, original fireplace and large sash windows. Between these rooms is a well appointed family bath and shower room. The two further bedrooms are on the second floor, one of which has an ensuite shower room and both with ample storage in the eaves.



Outside

The property benefits from southwest facing landscaped gardens and a stylish patio and BBQ area, perfect for outdoor entertaining or quiet relaxation.

There is side access, which also offers ample external storage space.

There is plenty of private parking available, both on the front cobbled driveway and the single garage.

Property Information

Tenure: Freehold

Services: TBC

Local Authority: Bristol City Council

Council Tax: Band G

EPC: D

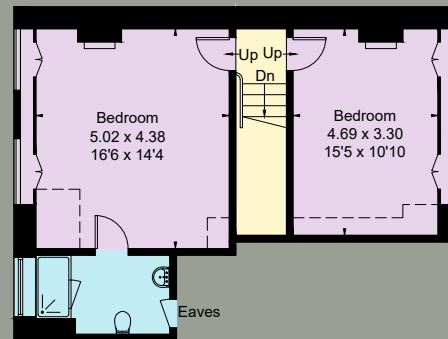
Offers in excess of: £1,950,000

Postcode: BS6 6QA

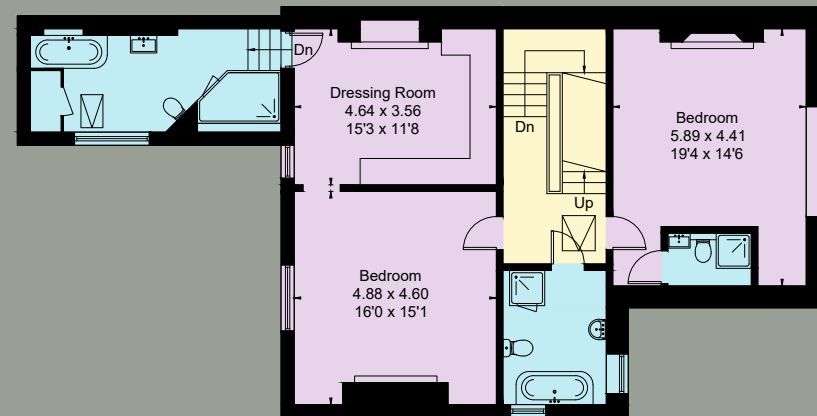
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
Main House: 309.5 sq.m / 3,331 sq.ft
Cellar: 19.1 sq.m / 205 sq.ft
Total Area: 328.6 sq.m / 3,536 sq.ft (Incl. Garage)

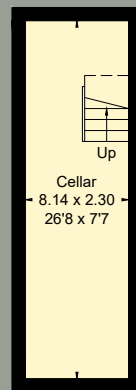
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



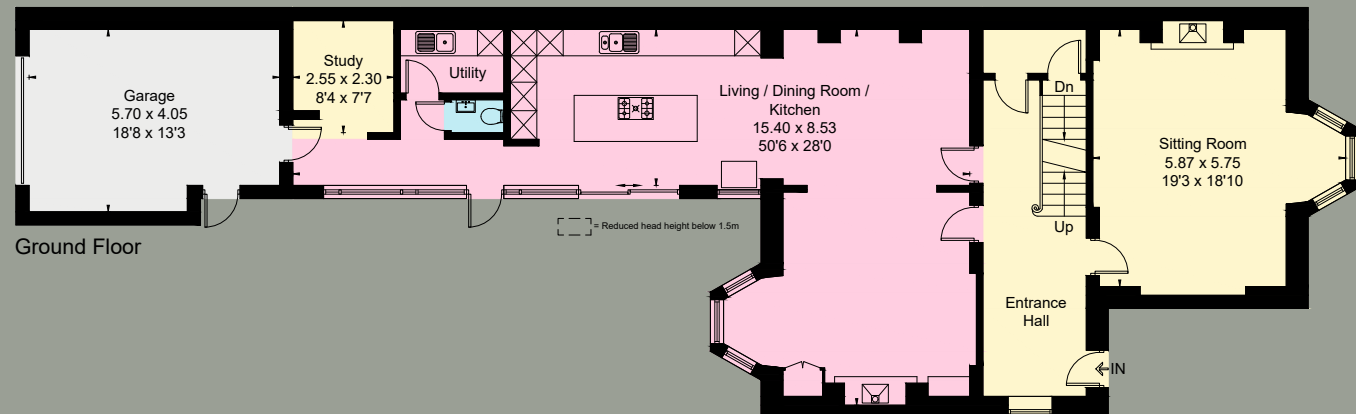
Second Floor



First Floor



Cellar



Ground Floor

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1 The Mall
Clifton
BS8 4DP
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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