



£895,000

4 Kersteman Quarter, Redland, Bristol, BS6 7BX

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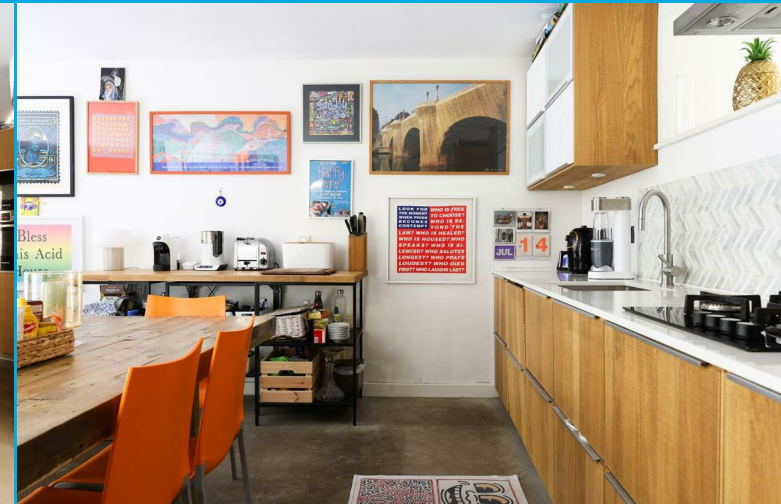
## 4 Kersteman Quarter Redland, Bristol, BS6 7BX

An inspiring four storey home set within this Victorian chapel conversion. Forming one of five homes, number four has a large and well landscaped garden with a variety of seating areas and an array of interesting planting.

The chapel was originally built in 1899 and opened for the first time on Christmas Day that year. The congregation apparently planned to build a larger church immediately adjacent to the chapel, intending to then use the chapel as a Sunday School. The larger church was never built, leaving this pretty chapel with unusually large grounds.

Number four has an allocated parking space with stairs leading down through the garden to one of two entrances to the property. This lower entrance is accessed through a sunken courtyard and has glazed Velfac doors leading into a kitchen/ dining room. The Scandi style kitchen is fitted with a range integrated appliances with an Apollo Quartz 20mm polished stone worktop and contemporary oak drawer units. The polished concrete floor has underfloor heating and there is plenty of space for a dining table and additional seating.

Stairs lead up to a landing area with built-in storage and a utility room with w/c. The adjacent doorway leads into a living room which is neutrally decorated and carpeted with two Anthracite grey Velfac windows which overlook the garden. A door leads into an entrance vestibule with the main front door to the building. Stairs lead up to the first floor to double bedrooms one and two. Both bedrooms have a pair of lancet windows with the front bedroom having built in cabinets at high level. A bathroom completes this floor which is fitted to a high specification, with a contrasting oak engineered timber floor, a polymarble basin and matt white metro tiles with charcoal grout.



The staircase continues up to bedroom three, four and a shower room set within the chapel's roof pitch. The exposed roof showcases the original carved wooden trusses and two of the Victorian clerestory dormer windows with the high pitch providing a sense of space and light in both bedrooms. The shower room is fitted to the same specification as the main bathroom, with a contrasting oak engineered timber floor, a polymarble basin and matt white metro tiles with charcoal grout.

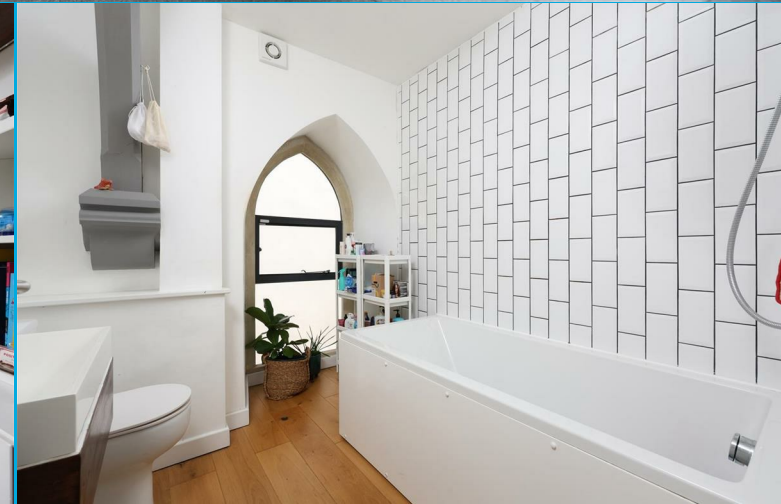
Externally the property has a large and interesting garden which has different layers, zones and hidden sections. There are both sunny and shaded patio and decked seating areas with a versatile 15'0 x 8'5 garden studio which has glazed doors.

The building itself has a strong character with its quirky geometric lancet and dormer clerestory windows alongside the beamed roof with its carved wooden trusses. There is double glazing to all windows and Photovoltaic solar panels on the roof.

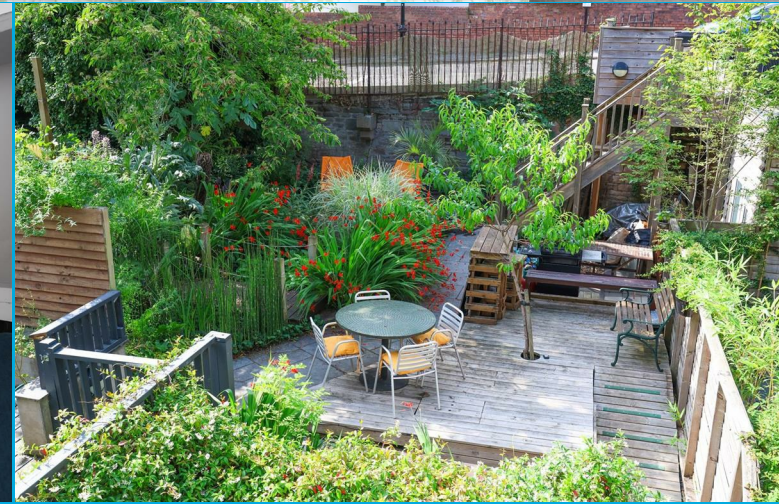
This property is well located on the Redland and Bishopston borders, in the APR for Redland Green School and is in easy reach of a range of popular independent shops, cafes and restaurants on nearby Gloucester Road.

This is a unique, historical home which doesn't compromise on modern comfort.

Vendor's comments:- "We moved into 4 Kersteman Quarter as a family of five and it was the perfect location for raising our kids - school over the road and an easy walk into town - and the garden room proved to be an ideal teen hangout. The big basement kitchen / diner was a comfortable family room for us all to be together, while the two floors of bedrooms and separate bathrooms gave us all space too. We use the ground floor sitting room as a home office / snug and having a separate laundry room was really handy. We also loved the huge garden - it is south facing from Cranbrook Rd - and the layout works well for adult socialising too - we created three garden

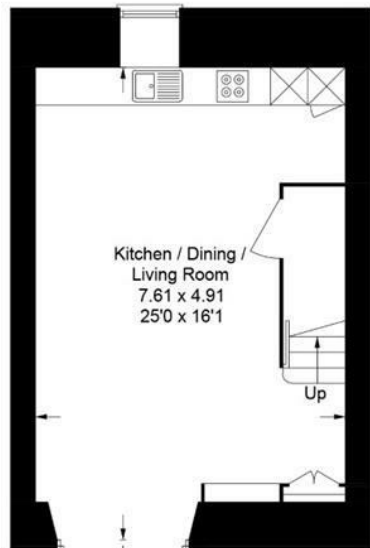


areas for eating, sunbathing and late nights around the firepit, as well as a pond for wildlife. The house itself is a clever mix of new and old - we have low energy bills from the underfloor heating in the lower floor and the double glazing and insulation throughout, while upstairs retains the period features of the church with arched windows and exposed beams. We will miss it here, but with one child left at home, we need a new project!"

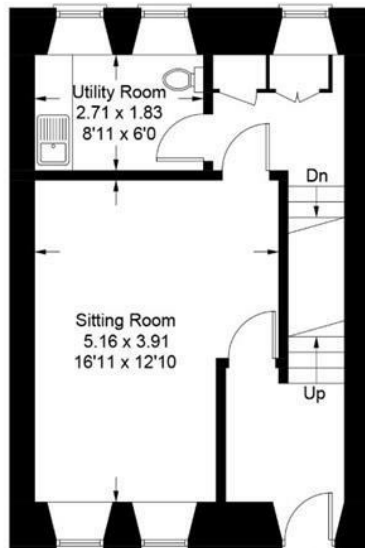


# Kersteman Quarter, Bishopston, Bristol, BS6 7BX

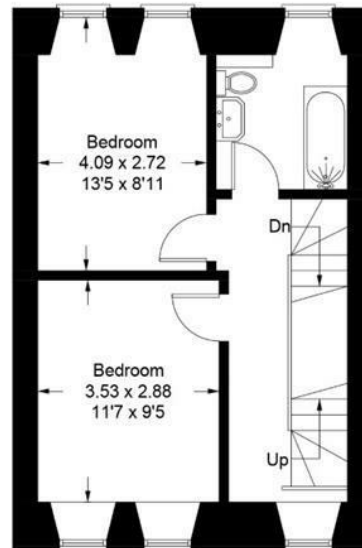
Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft  
 Garden Store = 11.6 sq m / 125 sq ft  
 Total = 155.7 sq m / 1676 sq ft



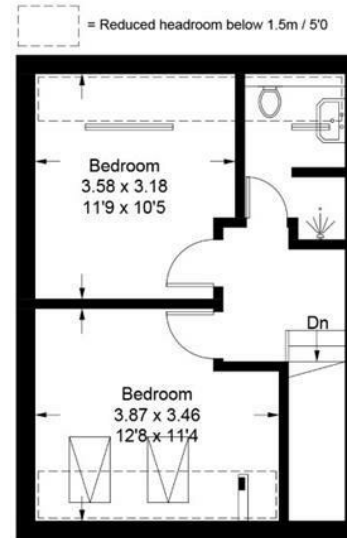
Lower Ground Floor



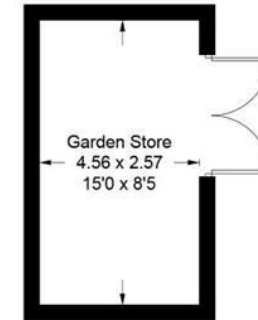
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988674)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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