



£1,100,000

7 The Cloisters Kersteman Road, Redland, Bristol, BS6 7DJ

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7 The Cloisters Kersteman Road Redland, Bristol, BS6 7DJ

An exceptional 2974 ft home with five bedrooms, set within this converted church on Kersteman Road.

Located close to Redland Green and in the APR for the school, this offers an interesting option for those looking for a family home or a high calibre, unique property. The versatile accommodation is arranged over four floors with a separate self-contained annexe in the old church tower. Much of the original character has been restored and retained, including stained glass, sandstone arches, pilasters and carvings. Externally there is a large recently landscaped terrace with outdoor kitchen, pergola, festoon lighting creating the perfecting area to entertain and host on warm afternoon and evening. In addition there is a gated parking space and a secure bike store

Double doors open into a striking entrance hallway with a marble floor, stained glass windows and dark stone walls with bath stone accents. A discrete doorway tucked away in the corner leads on to a spiral staircase accessing the self-contained tower section of the property. A further set of doors open up into a spacious hallway with a limestone tiled floor, large stone pilaster and a dark wood staircase leading to the upper floors. A doorway leads into the impressive kitchen/dining room. At one end are a range of bespoke timber wall and base units with a granite work top. There is a central island with bar stool seating beneath and a Belfast style sink. On the opposite wall are further units housing the fridge and freezer with adjacent kitchen storage. A window faces the side with pretty stained glass above positioned next to a large stone pilaster. There is plenty of space for a dining table and seating with glazed doors providing access out towards the terrace.

Stairs rise to the first floor to an impressive living



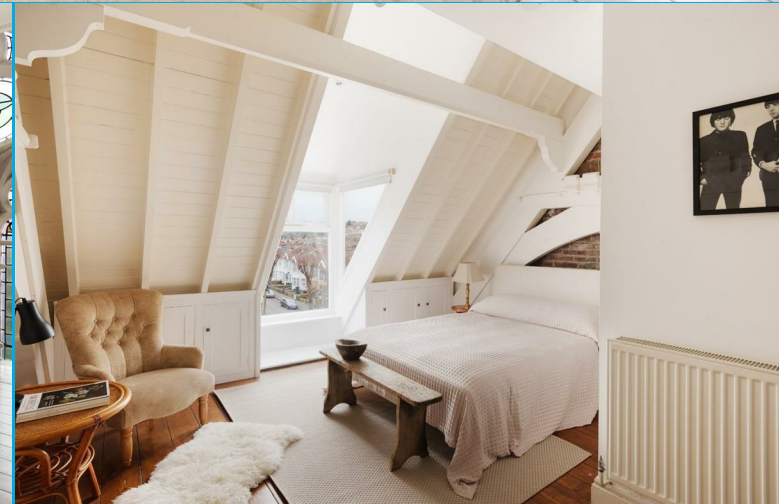
room. A timber floor sweeps through this room towards an original bath stone archway with ornate carvings either side. The room is flanked by double glazed windows each with stained glass above. At the end of the room are velux windows with a gallery looking down on the kitchen area below. The first floor landing previously provided an additional access point to the annex and could be reinstated if desired. Next to this is a useful utility area with space and plumbing for a washing machine and tumble dryer.

The stairs continue up to the second floor to a dual aspect master bedroom which incorporates the main tracery window adding an impressive decorative detail. The en-suite shower room includes the remainder of the main stained glass window and is fitted with a shower cubicle, wall hung sink and concealed cistern w/c.

The staircase continues up to the third floor to the second and third bedrooms. The rear bedroom has a timber floor, built-in storage, a dormer window along with painted purlins and rafters displaying the original character of the building. On the opposite side of the hallway the third bedroom has matching ceiling detail, a dormer window and built-in storage. A bathroom sits between both rooms with bath, w/c and sink. Inner double glazed windows look towards the top of the rose window with a purlin above.

Stairs continue to the top of the building to the fourth bedroom within the ridge line of the church. Exposed and painted timbers feature creating an atmospheric room with natural light pulled in from a Velux window. Steps lead up to a useful storage platform above the doorway.

This particular property has the unique benefit of the original church tower. This has been intelligently remodelled to provide a self contained annexe with living area, kitchen, bathroom and sleeping area on the top level. An independent doorway provides access from the main entrance hallway with the option to connect to the main building at first floor level if required.



Externally the property has a recently landscaped and an impressive outdoor terrace. This large seating area is perfect for entertaining with an outdoor kitchen, pergola, festoon lighting and a large storage shed. There are also a number of green open spaces nearby including Cotham Gardens, Redland Green and St Andrews Park. An electric gate from Cranbrook Road provides access to an allocated parking space with an electric charge point and secure outdoor store, perfect for keeping bicycles. A range of highly regarded shops, cafes and restaurants are in easy reach on Whiteladies and Gloucester Road. The location also falls within the APR catchment for Redland Green and Bishop Road schools.

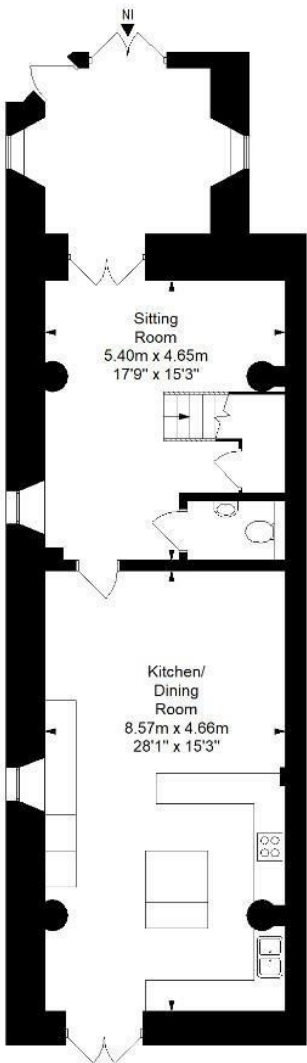
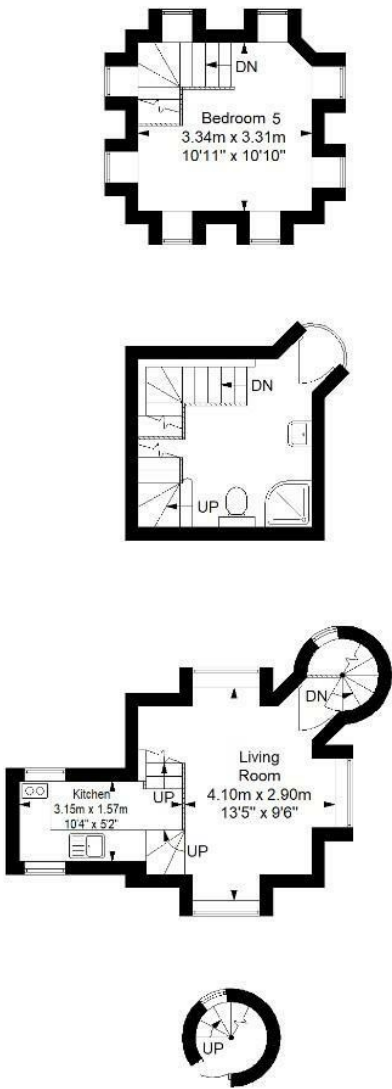
This inspiring and creative property is one of the most interesting homes you are likely to find in a prime Bristol location. Offered with no onward chain.



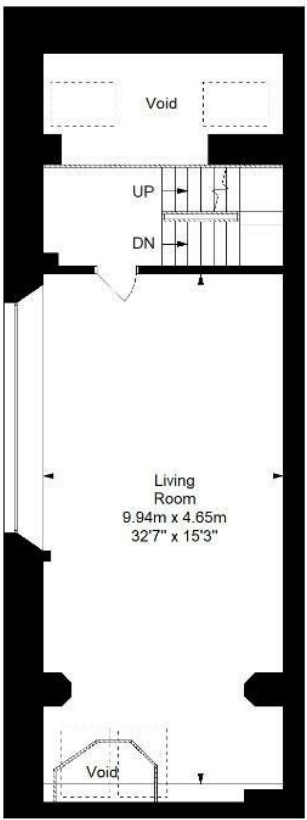
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Approximate Gross Internal Area = 276.3 sq m/ 2974.1 sq ft
(Excludes Reduced Headroom Area/ Voids)
Reduced Headroom Area = 15.8 sq m/ 170.1 sq ft
Total Area = 292.1 sq m/ 3144.2 sq ft

Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor



First Floor



Third Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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