



28 Beaconsfield Road, Clifton

Guide Price £1,650,000

RICHARD
HARDING



28 Beaconsfield Road, Clifton, Bristol, BS8 2TS

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A quietly impressive large 6 bedroom, 4 reception room, Victorian period semi-detached family house (circa 3,500 sq. ft.) with a charming south-westerly aspect walled rear garden, off street parking, in a coveted location close to the Downs and St John's Primary School and generous civilised flexible accommodation over four floors.

Key Features

- A handsome residence with a lovely atmosphere enhanced by many period features including numerous fireplaces and some fine ceiling mouldings and sash windows with working shutters.
- Prime location: a quiet friendly neighbourly road with the beautiful Downs nearby just around the corner and St John's Primary School, Clifton College and Whiteladies Road all within a few hundred yards. A little further afield but with easy access are found Clifton Village, Bristol University and the Park Street/Triangle environs, main hospitals, a good selection of state and independent schools including Bristol Grammar and Clifton High together with the city centre shopping, business and commercial districts and the waterfront area.
- To be sold for the first time since 1984 – houses of this quality are rare and change hands once in a generation or more. The current owners have cherished the house, meticulously preserving and enhancing in keeping with the original Victorian splendour.
- **Hall Floor:** entrance vestibule, cloakroom/wc, reception hall, drawing room (21ft x 15ft), sitting room (19ft x 13ft), study.
- **Lower Ground Floor:** hall/home office area, family room (19ft x 13ft), kitchen/breakfast room (17ft x 16ft) with Aga, boot room, separate wc, pantry, utility room.
- **First Floor:** landing, double bedroom with en-suite shower, 2 further double bedrooms, family bath/shower room.
- **Second (Top) Floor:** part galleried landing, 3 further bedrooms, bathroom, laundry room.
- **Outside:** off street parking space for one vehicle within the front garden, south-westerly facing walled rear garden (32ft x 30ft).
- To be sold with no onward chain.





HALL FLOOR

APPROACH: solid wood panelled front door with brass door furniture and fanlight, opening to:-

ENTRANCE VESTIBULE: tessellated tiled flooring and inlaid entrance mat, tall moulded skirtings, dado rail, ornate moulded corncicing, ceiling light point. Part stained glass multi-paned wood panelled doors with matching side panels and overlights opening to the reception hall. Part stained glass multi-paned wood panelled door opening to:-

CLOAKROOM/WC: tessellated tiled flooring, obscure glazed sash window to the side elevation with working shutters, wall mounted sink with hot and cold water taps, original high level flush wc (no longer in use), panelled door, two ceiling light points, radiator.

RECEPTION HALL: (20'0" x 7'4") (6.10m x 2.24m) a most impressive introduction having tessellated tiled flooring, elegant turning staircase ascending to the first floor with mahogany handrail and ornate cast iron balusters, tall moulded skirtings, ornate moulded corncicing, dado rail, ornate ceiling rose with light point, concealed radiator. Door with stairs descending to lower ground floor. Doors with moulded architraves, opening to:-

DRAWING ROOM: (21'3" x 15'9") (6.47m x 4.80m) an opulent principal reception room having two tall sash windows overlooking the rear garden with working shutters. Central period fireplace with open fire, cast iron surround, decorative tiled slips, slate effect hearth and an ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded corncicing, ornate ceiling rose with light point, two radiators.

SITTING ROOM: (19'9" x 13'11") (6.02m x 4.25m) virtually full width bay window to the front elevation comprising three sash windows with working shutters. Central period fireplace with open fire, cast iron surround, decorative tiled hearth and an ornately carved marble mantelpiece. Tall moulded skirtings, picture rail, ornate moulded corncicing, ornate ceiling rose with light point, radiator.

STUDY: (15'6" x 8'11") (4.73m x 2.72m) tall sash window to the front elevation with working shutters. Period style fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved wooden mantelpiece. Twin computer workstation with cupboards and shelving over. Recesses to either side of the chimney breast (all fitted furniture handmade by Philip Heaton). Tall moulded skirtings, picture rail, ceiling light point.

Six-panelled door with stairs descending to:-

LOWER GROUND FLOOR

HALL/HOME OFFICE AREA: (23'0" x 6'10") (7.01m x 2.08m) solid oak flooring, tall moulded skirtings, inset ceiling downlights, twin computer workstation with cupboards and shelving, radiator. Part multi-paned stripped pine wooden door opening to the utility room. Arched walkway through to the kitchen/breakfast room. Wide opening through to:-

FAMILY ROOM: (18'11" x 13'4") (5.76m x 4.07m) virtually full width bay window to the front elevation comprising three sash windows with working shutters and deep sills. Solid oak flooring, tall moulded skirtings, simple moulded corncicing, two vertical column style radiators, inset LED ceiling downlights.

KITCHEN/BREAKFAST ROOM: (17'5" x 15'3") (5.32m x 4.65m) comprehensively fitted with an array of base and eye level units combining drawers, cabinets and shelving. Roll edged granite worktop surfaces with stainless steel sink having mixer tap over. Gas fired Aga set into chimney breast. Additional 4 ring electric hob with stainless steel extractor hood over, integral dishwasher, integral microwave/oven (microwave element not working) and an integral wine cooler. Solid oak flooring, ample space for table and chairs, a pair of multi-paned sash windows to the rear elevation with working shutters, moulded skirtings, simple moulded corncicing, inset LED ceiling downlights. Part glazed wooden door with overlight opening externally to the rear elevation. Doors to:-

BOOT ROOM: (6'9" x 4'9") (2.06m x 1.45m) base and eye level units, roll edged granite effect worktop surfaces, wood effect flooring, wall light point. Door to:-

SEPARATE WC: low level dual flush wc, wash hand basin with mixer tap and double opening cupboard below, wood effect flooring, electric heated towel rail/radiator, bevel edged wall tiling to dado rail, obscure glazed sash window to the rear elevation with deep sill, wall light point.

PANTRY: (6'4" x 5'7") (1.93m x 1.70m) original slate worktop surface on brick pillars, quarry tiled flooring, shelving, wall light point, original meat hooks to ceiling.

UTILITY ROOM: (15'6" x 8'3") (4.73m x 2.52m) well complimented with an array of base and eye level units combining drawers, cabinets and shelving. Roll edged wooden worktop surfaces with bevel edged splashback tiling, sink with draining board to side and mixer tap over. Sash window to the front elevation with working shutters and deep sill. Clay tiled flooring, space and plumbing for washing machine, ceiling light point, Potterton gas fired boiler, cupboard housing hot water cylinder with slatted shelving.

FIRST FLOOR

LANDING: (25'6" x 7'3" measurements including stairwell) (7.77m x 2.21m) having a pair of part stained glass multi-paned sash windows to the side elevation, ceiling arch, tall moulded skirtings, simple moulded corncicing, radiator, ceiling light point. Turning staircase ascending to the second floor with mahogany handrail and ornate cast iron balusters which enjoys plenty of natural light via a lantern light at roof level. Doors with moulded architraves, opening to:-

BEDROOM 1: (16'2" x 13'5") (4.94m x 4.08m) two sash windows overlooking the rear garden, central period fireplace, engineered oak flooring, skirtings, vertical style column radiator, picture rail, simple moulded corncicing, ceiling light point. Door to:-

En-Suite Shower Room/WC: (11'0" x 5'3") (3.35m x 1.60m) two tall sash windows overlooking the rear garden with radiator below. Corner shower cubicle with built-in shower unit and handheld shower attachment. Low level flush wc. Vanity unit with wash hand basin and mixer tap having a range of cupboards. Majority tiled walls, simple moulded corncicing, ceiling light point.



BEDROOM 2: (15'9" x 13'11") (4.79m x 4.25m) virtually full width bay window to the front elevation with three sash windows, tall moulded skirtings, picture rail, simple moulded corncicing, radiator, ceiling light point. Door to:-

Walk-In Wardrobe: (9'7" x 4'1") (2.92m x 1.24m) ample hanging rail and shelving space, moulded skirtings, simple moulded corncicing, wall light point.

BEDROOM 3: (15'5" x 8'11") (4.69m x 2.73m) sash window to the front elevation, painted ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, picture rail, simple moulded corncicing, ceiling light, radiator.

FAMILY BATH/SHOWER ROOM/WC: (10'11" x 9'8") (3.33m x 2.95m) part stained glass multi-paned sash window to the side elevation. Built-in shower with built-in shower unit and handheld shower attachment. Panelled bath with mixer tap and tiled surrounds. Wash stand incorporating hand basin with mixer tap and various built-in cupboards. Low level flush wc with concealed cistern. Moulded skirtings, vertical style column radiator, simple moulded corncicing, inset ceiling downlights, extractor fan.

SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and ornately carved cast iron spindles, enjoying plenty of natural light via the aforementioned lantern light, roof access with pull down ladder. Panelled doors with moulded architraves, opening to:-

BEDROOM 4: (15'4" x 14'11") (4.67m x 4.54m) dormer style window to the rear elevation with two double glazed sash windows. Cast iron fireplace with recesses to either side of the chimney breast (having built-in cupboard and wardrobe), moulded skirtings, radiator, ceiling light point.

BEDROOM 5: (12'2" x 10'10") (3.70m x 3.30m) dormer style window to the front elevation with double glazed sash window, having far reaching rooftop views. Cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point.

BEDROOM 6: (15'11" x 8'5") (4.85m x 2.56m) high sloping ceiling with exposed beams and Velux window to the side elevation, wood effect flooring, eaves storage cupboard, moulded skirtings, radiator, ceiling light point, small walk-in cupboard.

BATHROOM/WC: (8'6" x 6'4") (2.59m x 1.93m) dormer style window to the side elevation having two obscure double glazed sash windows. Panelled bath with hot and cold water taps, wall mounted electric shower unit and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level flush wc. door accessing eaves space, moulded skirtings, heated towel rail/radiator, ceiling light point.

LAUNDRY ROOM: base level cupboards and drawers, roll edged worktop surface, eye level shelving, stainless steel sink with draining board to side, splashback tiling, sloping ceiling with exposed beams, extractor fan, built-in cupboards, ceiling light point.

OUTSIDE

OFF-STREET PARKING: brick pavioured driveway parking for one car, having shrub borders, dwarf wall along the boundary, pavioured pathway leading alongside the house to the main entrance. Impressive gate pillars and double opening gates. Access to:-

REAR GARDEN: (32ft x 30ft) (9.75m x 9.14m) enjoying a sunny westerly orientation. Having been designed for ease of maintenance and paved. Raised height borders featuring an array of flowering plants and mature shrubs. Steps down to a passage providing access to the kitchen/breakfast room. A shallow flight of steps ascends to another sitting out area with an established grapevine which could also double up as further off street parking with double gates onto Worrall Road.

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: 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		
55-68	D		68 D
39-54	E	39 E	
21-38	F		
1-20	G		

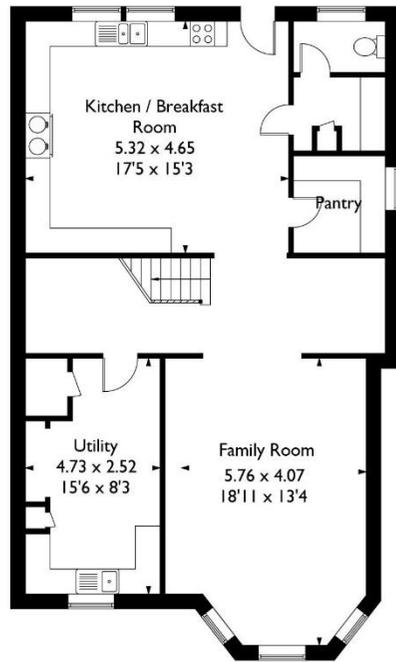
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



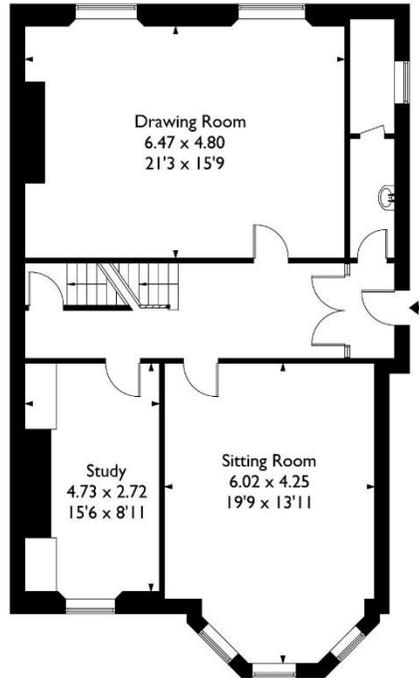


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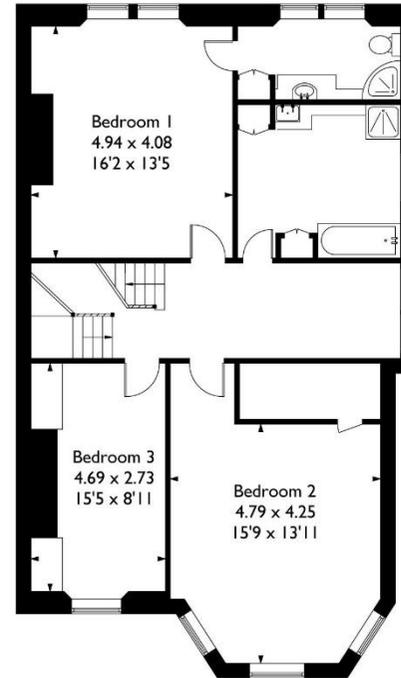
Approximate Gross Internal Area 324.0 sq m / 3487.0 sq ft



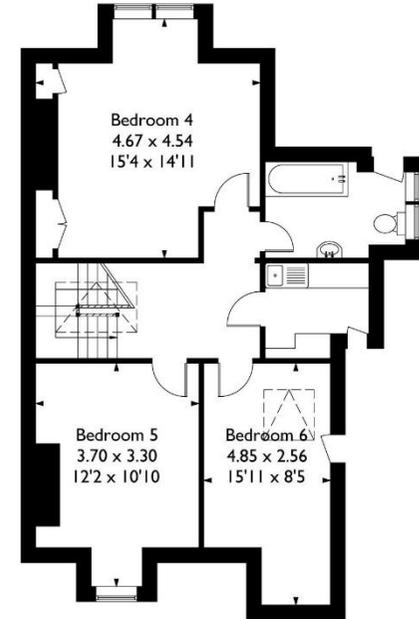
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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.