



Hillside Cottage, 9 St Vincents Hill  
Guide Price £835,000

RICHARD  
HARDING



# Hillside Cottage, St Vincents Hill,

Redland, Bristol, BS6 6UP

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An immensely attractive and engaging, 3 double bedroom, grade II listed character home offering stylish and well-appointed accommodation including a magnificent extended kitchen/dining/family room. Further benefiting from a sunny 35ft x 30ft garden and off-road parking for two cars.

## Key Features

- A wonderful and highly convenient location tucked away behind the shops, restaurants and cafes of Whiteladies Road and within 100 metres of The Downs. Just a short walk to the local Clifton Down railway station and 200 metres of St Johns Primary School.
- **Ground Floor:** incredible kitchen/living space leading into an extended dining/garden room with two sets of bi-folding doors providing a seamless connection onto the garden, snug/reception room, utility area/cloakroom/wc
- **First Floor:** spacious landing, 3 double bedrooms, family bathroom/shower/wc.
- **Outside:** well established landscaped garden with wisteria covered pergola and seating area, off road parking for two cars.
- A stylish and homely 'country style' cottage in the heart of the city with a beautiful garden, off street parking and much more.
- To be sold with no onward chain making a prompt move possible.





## **GROUND FLOOR**

**APPROACH:** up St Vincents Hill, towards the top of the road you will find a gravelled parking area to the left hand side with attractive stone wall and central garden gate leading into the gardens. Through pathway to the main entrance to the property.

**ENTRANCE:** the entrance opens to the left into the kitchen/dining/living space and to the right into a snug/further reception room. Staircase ahead leads up to the first floor landing.

**KITCHEN FAMILY ENTERTAINING SPACE: (25'1" x 12'4") (7.65m x 3.75m)** fabulous extended sociable L-shaped living/kitchen/dining space with two sets of bi-folding doors connecting a seamless access into the gardens, parquet wood and stone tiled flooring, built in bench seat in dining area with storage beneath, beautiful hand built painted kitchen with quartz worktop over and inset large Belfast style double sink, mixer tap and separate Quooker filter/hot water tap. Integrated appliances include large range cooker, tall larder fridge, tall freezer and dishwasher. Bespoke Devol island unit with Silestone worktop and incorporating breakfast bar plus space for large wine cooler. Ample space for sitting and dining furniture, feature recessed fireplace with slate tiled floor and wood burning stove, inset spotlights, large skylight window, sash window to front with working wooden shutters and a radiator.

**SNUG: (10'5" x 9'1") (3.17m x 2.77m)** cosy sitting room with dual aspect sash windows to front and side, parquet wood flooring, chimney breast with recess, radiator. Hive wall mounted digital thermostat heating control. Door leading through to utility room/wc.

**UTILITY ROOM/WC: (12'8" max x 3'3" widening into understairs area) (3.86m x 0.99m)** plumbing and appliance space for washing machine and dryer, parquet wood flooring, low level wc, wash hand basin and obscure glazed window to rear.



## **FIRST FLOOR**

**LANDING:** a good-sized landing with built in linen cupboard and natural light provided by the window to rear. Doors lead off to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc. Loft hatch with pull down ladder accessing generous boarded loft storage space.

**BEDROOM 1: (14'8" x 10'0" max) (4.47m x 3.05m)** a pretty double bedroom with wooden double glazed sash windows to front and side with working wooden shutters, oak flooring, radiator and a door accessing recessed wardrobe.

**BEDROOM 2: (front) (10'6" x 10'1") (3.20m x 3.07m)** double bedroom with wooden double glazed sash window to front with working wooden shutters, double doors accessing recessed wardrobe, oak flooring and a radiator.

**BEDROOM 3: (12'10" x 7'0") (3.91m x 2.13m)** double bedroom with wooden double glazed sash window to front with working wooden shutters, oak flooring and a radiator.



**FAMILY BATHROOM/SHOWER/WC:** (10'9" x 5'6") (3.28m x 1.68m) white suite comprising ball and claw foot bath with mixer taps and shower attachment, shower enclosure with system fed rain head shower and recessed alcove shelf, low level wc, pedestal wash basin, heated towel rail, part tiled walls, tiled floor and a window to side elevation.

## **OUTSIDE**

**GARDEN:** (35ft across x approx. 30ft) (10.67m x 9.14m) a beautiful walled garden profusely stocked with a fine array of flowering plants, mature shrubs and specimen trees, section of lawn and sitting areas including pergola with established wisteria.

**OFF STREET PARKING:** there is a gravelled area directly outside of the garden gate providing off street parking for two cars.

## **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. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **PLEASE NOTE:**

1. **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.

2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



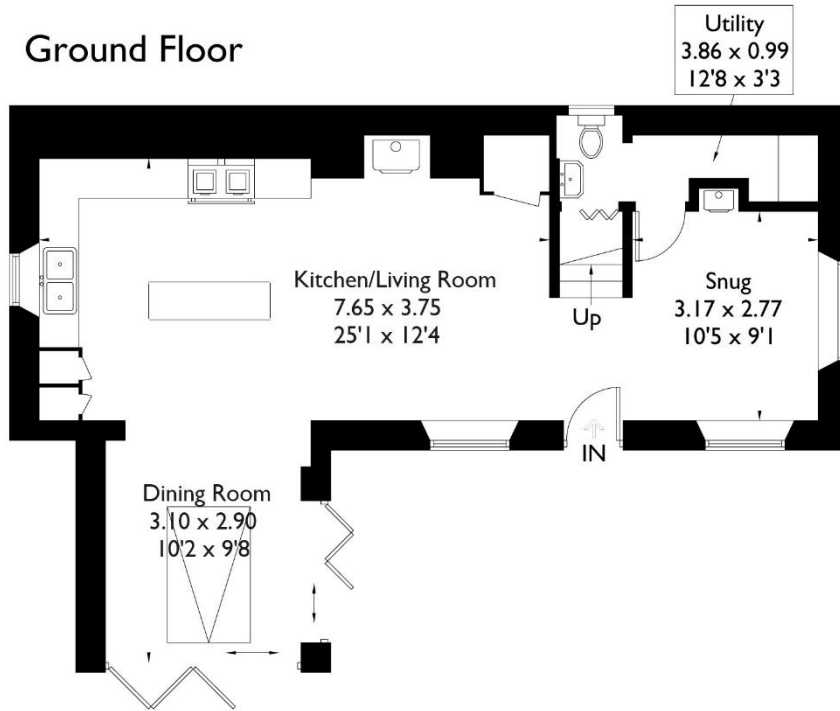


# St. Vincents Hill, Redland, Bristol, BS6 6UP

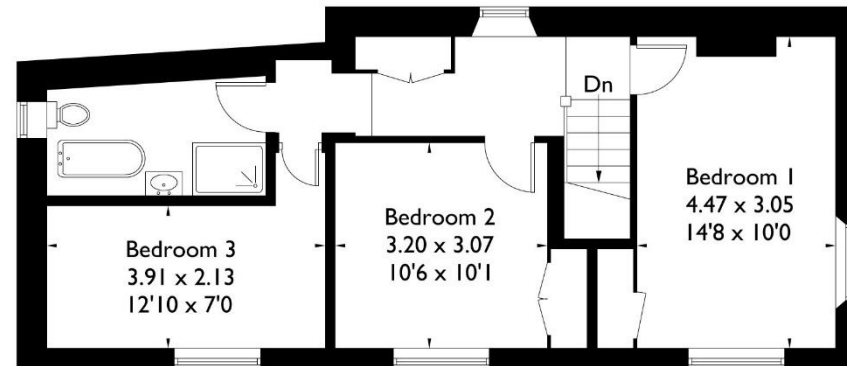
Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft



## Ground Floor



## First Floor



Job Ref: 193249

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.