



12 Redland Green Road, Redland
Guide Price £1,500,000 - £1,600,000

RICHARD
HARDING



12 Redland Green Road,

Redland, Bristol, BS6 7HE

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In one of Redland's most coveted roads on the high ground close to both Redland Green School and directly opposite Redland Green Park. A very fine, large, 7 double bedroom Edwardian period semi-detached family house (c. 3,650 sq. ft) with a quite exceptional 135ft min depth south facing rear garden and unique detached garage block (c. 670 sq. ft) with treble garaging and workshop offering abundant potential.

Key Features

- Handsomely proportioned with big rooms and lots of space and character - well cared for and essentially unspoilt, this is a wonderful opportunity to sympathetically update and personalise an impressive property with rare and special attributes. Now to be sold for the first time in fifty years.
- Benefits from an elevated airy position with an extensive 135ft south facing well stocked rear garden. Attractive views and vistas from the upper floors.
- Highly prized location - within the nearby Redland Green School AFP, also near Redland Green Park and Redland train station, with easy access to the Downs/Whiteladies Road/Gloucester Road/city centre, Clifton Village, Bristol University, Hospitals etc. A range of excellent state and independent schools are available in the area.
- **Ground Floor:** entrance porch, reception hall, drawing room, study, sitting room, breakfast room, kitchen, utility room, butler's pantry, separate wc.
- **First Floor:** landing, four double bedrooms, family bath/shower room, separate wc.
- **Second (Top) Floor:** part galleried landing, three further double bedrooms (seven in total), bathroom, storeroom.
- **Outside:** treble garaging within detached garage block incorporating workshop and inspection pit, having rear access. Further outbuilding, period greenhouse with established grapevine, veranda, pergola, section of lawn and well stocked borders.
- An outstanding family house with rare and special attributes.





GROUND FLOOR

APPROACH: solid wood panelled front door with brass door furniture, multi-paned overlight and external light opening to:-

PORCH: tessellated tiled flooring with inlaid entrance mat, two part stained glass leaded light windows to the side elevation, coved ceiling, ornate ceiling rose with light point. Part stained glass leaded light panelled double doors with multi-paned overlight, opening to:-

RECEPTION HALL: (23'0" x 8'11") (7.01m x 2.72m) a most impressive introduction having traditional solid pine herringbone parquet flooring, elegant and wide turning staircase ascending to the first floor with mahogany handrail and spindle plus ornate arch, tall moulded skirtings, dado rail, picture rail, simple moulded corning, radiator, ceiling light point. Large understairs storage cupboard with coat hooks, fitted shelving and wall light point. Stripped pine panelled doors with brass door furniture and moulded architraves opening to:-

DRAWING ROOM: (19'2" x 15'7" max measurements into bay window) (5.84m x 4.75m) wide bay window to the front elevation looking towards Redland Green Park with four part multi-paned sash windows and stained glass overlights. Central period fireplace with tiled surround, tiled hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, traditional solid pine herringbone parquet flooring, tall moulded skirtings, picture rail, ornate moulded corning, radiator, ceiling light point, two radiators, ceiling light point.

STUDY: (14'11" x 9'10") (4.54m x 2.99m) two multi-paned sash windows to front elevation with stained glass overlights looking towards Redland Green Bowling Club and Redland Green Park. Period fireplace with painted cast iron surround, decorative tiled slips, tiled hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast (one with fitted book shelving), traditional solid pine herringbone parquet flooring, tall moulded skirting, picture rail, simple moulded corning, radiator, ceiling light point, inset ceiling spotlights. Stripped pine panelled door with brass door furniture and moulded architraves opening to the breakfast room.

SITTING ROOM: (19'0" x 16'1") (5.79m x 4.89m) wide bay window enjoying a sunny southerly orientation overlooking the rear garden with central multi-paned double doors with multi-paned overlight, part multi-paned sash windows to either side. Central period fireplace with open fire, marble surround and hearth plus an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded corning, ornate detailing to the ceiling, three radiators, ceiling light point, inset ceiling spotlights. Stripped pine panelled door with brass door furniture and moulded architraves opening to the breakfast room.

SEPARATE WC: low level flush wc, wall mounted wash hand basin with hot and cold water taps, tall moulded skirtings, radiator, opaque glazed window to the rear elevation, coved ceiling, extractor fan.

BUTLER'S PANTRY: original Welsh dresser with cupboards, drawers, roll edge wooden worktop surface and shelving. Sash window to the side elevation, wall light point, mains switchboard control.

BREAKFAST ROOM: (14'2" x 10'11") (4.33m x 3.33m) multi-paned sash window to the side elevation, raised height opaque glazed internal window through to the kitchen, solid woodblock flooring, moulded skirtings, simple moulded corning, ceiling light point, wall mounted gas fired fireplace, radiator. Stripped pine panelled door with brass door furniture and moulded architraves opening to:-

KITCHEN: (16'11" x 10'6") (5.16m x 3.19m) triple aspect with windows to either side and picture window enjoying a southerly orientation overlooking the rear garden. Comprehensively fitted with an array of panelled base and eye level units combining drawers and cabinets. Roll edged worktop surfaces with splashback tiling, stainless steel sink with draining board to side and mixer tap over, recessed shelving, open vaulted ceiling with three ceiling light points, radiator, ample space for table and chairs. Integral electric double oven and 4 ring gas hob. Space for tumble dryer and space for fridge. Door opening externally. Stripped pine panelled door with brass door furniture and moulded architraves opening to:-

UTILITY ROOM: worktop with stand and an undermount Belfast style sink with hot and cold water taps. Base level Ideal Mexico gas fired combination boiler with concealed hot water cylinder above. Space and plumbing for washing machine, raised height window to the rear elevation, wall light point.

FIRST FLOOR

LANDING: a spacious landing being part galleried over the stairwell with tall moulded skirtings, dado rail and simple moulded corning. Radiator and ceiling light point. Turning staircase ascending to the second floor with mahogany handrail and spindles. Stripped pine panelled doors with moulded architraves opening to:-

BEDROOM 1: (19'0" x 14'11") (5.80m x 4.55m) dual aspect principal bedroom, having multi-paned window to the side elevation plus wide bay window to the front elevation enjoying lovely views of Redland Green Park and Redland Bowling Club with four part multi-paned sash windows. Ornate cast iron fireplace with tiled slips and recesses to either side of the chimney breast. Tall moulded skirtings, picture rail, simple moulded corning, two radiators, ceiling light point.

BEDROOM 2: (19'2" x 13'7") (5.85m x 4.13m) pair of sash windows enjoying a southerly orientation overlooking the rear garden. Chimney breast with recesses to either side, tall moulded skirtings, picture rail, simple moulded corning, radiator, ceiling light point.

BEDROOM 3: (14'4" x 13'6") (4.36m x 4.11m) dual aspect bedroom with multi-paned sash windows to the rear and side elevations. Ornate cast iron fireplace with decorative tiled slips. Tall moulded skirtings, simple moulded corning, two radiators, ceiling light point.

BEDROOM 4: (12'9" x 9'10") (3.89m x 3.00m) multi-paned wooden doors with overlight providing a lovely outlook and opening onto a first floor covered balcony. Ornate cast iron fireplace with decorative tiled slips and recesses to either side of the chimney breast (one with built-in wardrobe and cupboard above), tall moulded skirtings, radiator, picture rail, simple moulded corning, ceiling light point.

FAMILY BATH/SHOWER ROOM: panelled bath with hot and cold water taps and twin hand grips. Walk-in style shower with wall mounted shower unit and handheld shower attachment. Wall mounted wash hand basin with mixer tap. Multi-paned sash window to the side elevation, recessed shelving, radiator, inset ceiling downlight, extractor fan, shaver point.

SEPARATE WC: low level dual flush wc, wall mounted wash hand basin with hot and cold water taps, radiator, coved ceiling, casement window to the side elevation, ceiling light point.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and spindles, enjoying plenty of natural light via a large obscure glazed skylight, moulded skirtings, dado rail, ceiling light point. Panelled doors with brass door furniture and moulded architraves, opening to:-

BEDROOM 5: (24'5" x 15'7") (7.45m x 4.75m) dual aspect with three part multi-paned sash windows to the front elevation overlooking Redland Green Park plus additional multi-paned sash window to the side elevation overlooking Redland Church and its grounds. Canopied ceiling with exposed beams, ornate cast iron fireplace, moulded skirtings, two ceiling light points. Base and eye level units combining drawers and cabinets plus stainless steel sink with draining board to side and swan neck mixer tap over.

BEDROOM 6: (14'8" x 13'7") (4.48m x 4.13m) dormer style sash window enjoying a southerly orientation overlooking the rear garden. Ornate cast iron fireplace with recesses to either side of the chimney breast (one with fitted shelving), moulded skirtings, ceiling light point.

BEDROOM 7: (13'9" x 11'3") (4.19m x 3.42m) sash window to side elevation overlooking Redland Church and its grounds. Sloping ceiling, moulded skirtings, eaves storage, ceiling light point.

STORAGE ROOM: (10'2" x 7'8") (3.10m x 3.00m) exposed beams, wall mounted shelving, towel rail/radiator, access to eaves storage, ceiling light point. Potential to extend into the eaves storage to create a further habitable space (subject to consents).

BATHROOM/WC: panelled bath with hot and cold water taps, wall mounted shower unit and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps and splashback tiling. Low level flush wc. Obscure glazed sash window to the side elevation, airing cupboard housing hot water cylinder, ceiling light point.

OUTSIDE

FRONT GARDEN: (30ft x 26ft) (9.14m x 7.92m) set behind a dwarf stone wall with four impressive stone pillars. A path sweeps around the front garden leading alongside the house to the front entrance. The front garden is predominantly laid to lawn with an array of flowering plants and mature shrubs.

REAR GARDEN: (130ft x 32ft) (39.62m x 9.75m) enjoying a good amount of privacy and a southerly orientation. Accessed internally via both the sitting room and the kitchen. Immediately to the rear of the sitting room and accessed via double doors, there is an ornate pillared veranda with stone chipped pathway and deep shrub borders leading to a pergola with established grape vine and a level section of lawn which is complemented by deep shrub borders plus apple tree and weeping silver birch. A pathway runs along the left hand side of the garden and ultimately leads to the garaging. Located halfway along the garden there is an original greenhouse. Beyond this is an area designated for vegetables with fruit bushes and a pleached apple tree. At the rear of the garden there is a paved patio beneath an established silver birch with ample space for table and chairs, as well as double vehicular gates opening onto a side lane.

GREENHOUSE: (18'0" x 7'10") (5.49m x 2.39m) raised beds to either side, having outside water tap and casement windows on three sides plus open vaulted glass roof, power connected.

DETACHED GARAGE BLOCK:

Garage 1: (21'4" x 20'3") (6.50m x 6.16m) obscure glazed windows on three side, wood burning stove set upon a tiled hearth, light and power connected, inspection pit and boarded loft.

Garage 2: (18'7" x 13'9") (5.67m x 4.19m) remote electronically operated up and over door, obscure glazed windows to either side, light and power connected, personal doors either elevation.

Outbuilding: (12'8" x 7'3") (3.87m x 2.22m) accessed via double opening doors with personal door to rear.

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		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

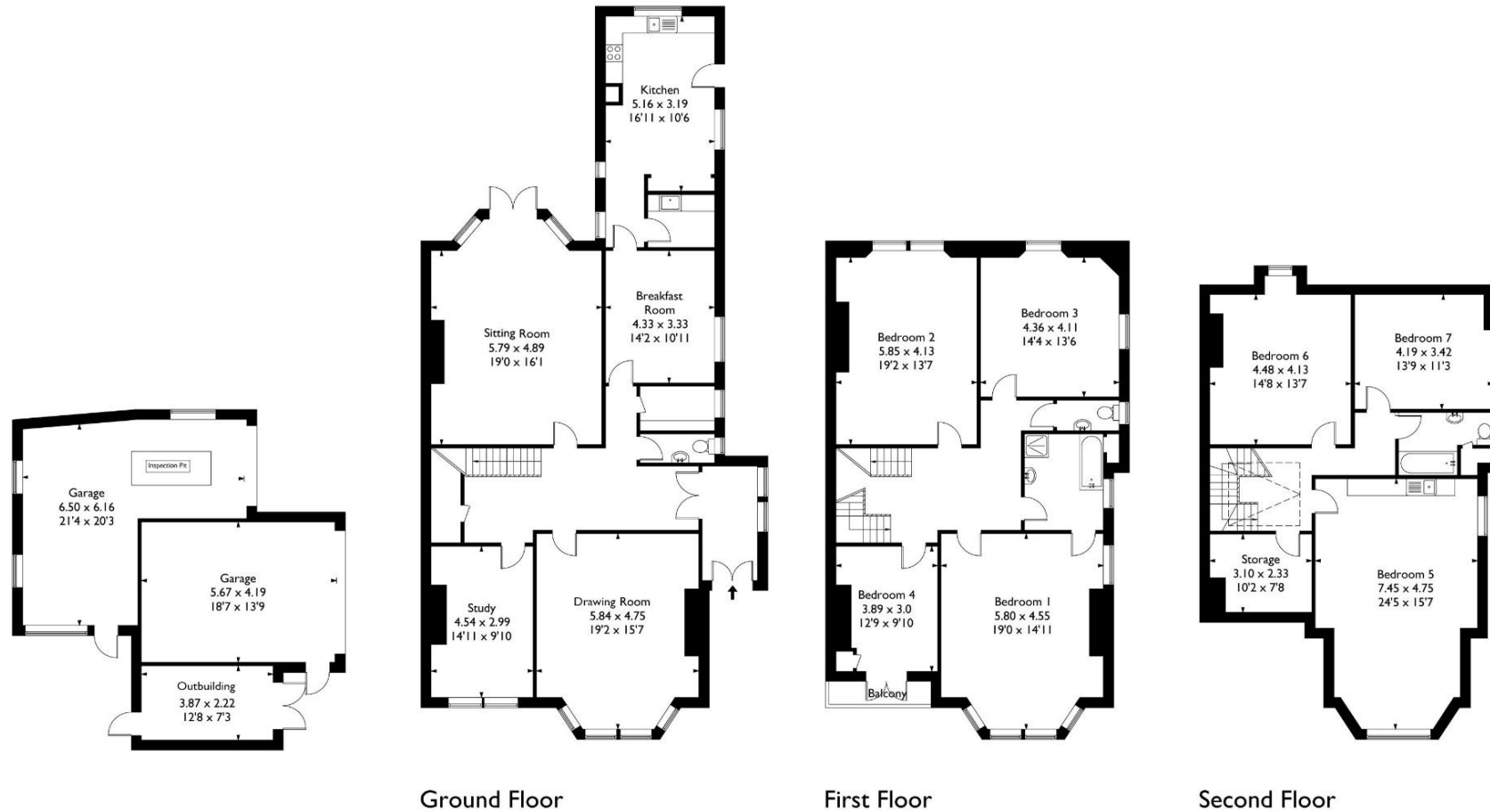
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Redland Green Road, Redland, Bristol BS6 7HE

Approximate Gross Internal Area 338.9 sq m / 3648.2 sq ft
Garages Area 62.6 sq m / 673.8 sq ft
Total Area 401.5 sq m / 4322 sq ft



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.