



# The Parsonage, 5 Redcroft

Redhill, Bristol

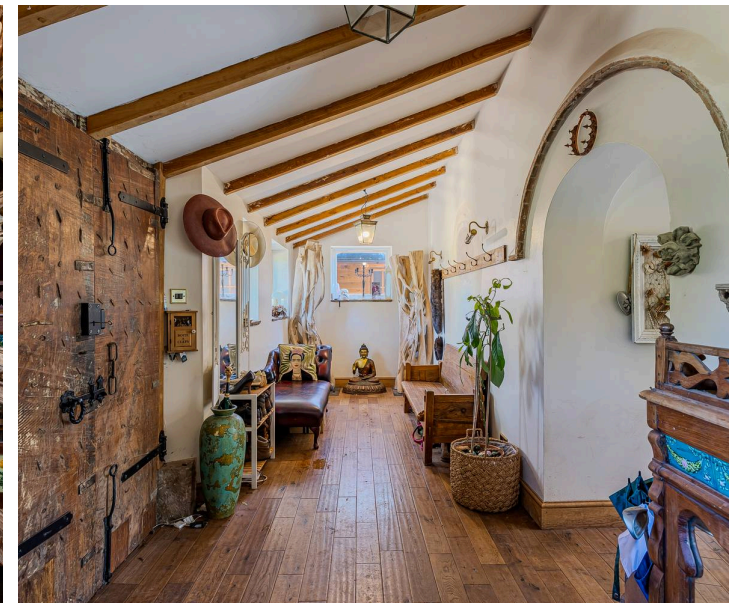
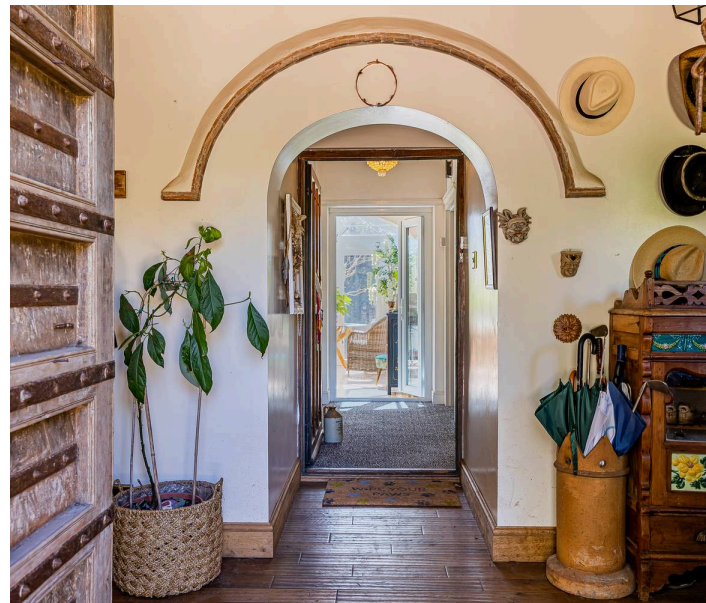
Detached 4/5 bed family home dating to 1919 in Redhill village. Spacious, versatile rooms, large kitchen/diner, conservatory, study, views of Mendip Hills, driveway, gardens, and outbuildings.

Council Tax band: G

EPC Energy Efficiency Rating: TBC

Mains Water, Mains Electric, Mains Drainage, LPG/oil central heating

- Approx. 2657sq. ft accommodation
- Detached period home (1919)
- Quiet cul-de-sac in Redhill Village
- Elevated position with attractive views towards the Mendip Hills
- Four Bedrooms
- Modern kitchen/diner with AGA
- Upstairs and Downstairs Bathrooms
- Excellent practicality with utility room, pantry and extensive built-in storage
- Southerly-facing garden
- Driveway parking for multiple vehicles







## The Parsonage, 5 Redcroft

Redhill, Bristol

Originally dating back to 1919, this substantial and characterful detached family home is steeped in history and offers four/five bedrooms. This house enjoys a peaceful location, only 10 miles from Bristol and is tucked away in a private cul-de-sac at the top of Redhill village. The property's elevated position enjoys beautiful views of the Mendip Hills to the back.

The layout of this home offers exceptional living space, with spacious and versatile rooms, many of which have been reimaged and restored. The ground floor includes a large kitchen/diner, lounge, conservatory, study, utility room and pantry, alongside a ground floor bedroom and shower room all arranged around a central entrance hall.

The property is approached via an open front porch with impressive studded entrance doors. The welcoming entrance hall extends over 7 metres in width, featuring vaulted ceilings and plentiful space for coats and shoes. From here, the hallway continues through, where the main central hallways connect the main living area.

Situated at the end of the hall, the kitchen/diner is the largest room in the home and forms the heart of the property. It features U-shaped base and wall units with granite worktops, an AGA, integrated induction hob, double Belfast sink, space for a large fridge, and an integrated wine fridge. The room comfortably accommodates a large dining table, making it ideal for family life and entertaining. A rear hallway leads from the kitchen, providing access via French doors to the garden, as well as a separate utility room, downstairs WC and a generous pantry offering excellent practicality and storage.





The ground floor also includes a bathroom fitted with a traditional high-level WC with pull-chain flush. A separate study, positioned near the entrance hall, benefits from large built-in bookshelves, making it an ideal home office. An 8m wide conservatory is also to the back of the house and offers no end of practical light-filled space for dining /entertaining/children's play that enjoys its beautiful surroundings. French Doors also offer another route to the garden from here.

Completing the ground floor is one of the four bedrooms that has its own independent entrance to the side, offering flexibility for guests. The room comfortably fits a double bed and other furnishings and features a wood burning stove.

Upstairs are three large double bedrooms, the family bathroom plus an impressive dressing room with multiple built in wardrobes and sliding drawer units. The main bedroom is to the back and has a Juliet balcony, again enjoying the views looking towards the Mendip Hills.

The house is detached with a large driveway that comfortably can fit more than four vehicles and has an entrance and exit. Gates to both sides of the house to secure the garden, There are entrances on all four sides of the building, which offers no end of practically. The garden to the back enjoys a southerly aspect, with a Paved terrace that slopes down to a level and expansive lawn area where there is decking, offering more space for an additional seating area. Either side of the building are practical storage areas; To the left side are two large sheds, and the right is currently set up with a green house and allotment area.



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Redhill, Bristol

The village of Redhill occupies an elevated position some 10 miles southwest of Bristol and has local facilities including a Church, pub and village hall with a recreational field and children's play area. The near village of Wrington has a more extensive range of amenities including a primary and play school, with secondary schooling available nearby in Churchill. There is easy access to both Bristol International Airport within 2 miles and the mainline railway station at Nailsea and Backwell within 5.8 miles. The M5 is accessible within 10 miles at Junction 20 in Clevedon. (All distances are approximate)





**Redcroft, Redhill, BS40**

Total Area: 246.9 m<sup>2</sup> ... 2657 ft<sup>2</sup> (excluding sheds)



# Robin King

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