



The Coach House, Clifton Down  
Guide Price £1,250,000 - £1,350,000

RICHARD  
HARDING



# The Coach House,

Clifton Down, Bristol, BS8 3HU

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An exquisite newly built (2022) 3 double bedroom, two storey coach house tucked away on a peaceful private cul-de-sac in Clifton, just off the Downs. Further benefitting from a south-westerly facing rear garden and the rare advantage of a garage.

## Key Features

- Impressive lateral accommodation of a wonderful size (circa 2,000 sq. ft), arranged over two floors, a rarity in Clifton and central Bristol.
- Beautifully appointed interior with a sense of quality and high specification, including system fed underfloor heating and an air source heat pump, providing energy efficiency and future proofing.
- Nestled on a peaceful private cul-de-sac, within a stones' throw of the Downs, providing wonderful walks and green open spaces on the doorstep. Clifton Village and Whiteladies Road, with their excellent shops, cafes and restaurants are also within easy reach, as are bus connections to central areas.
- A remarkable and special property with rare qualities in such a superb location.





## GROUND FLOOR

**APPROACH:** via the private road and cul-de-sac leading down towards the property, which is the second house on the right hand side. Through the main front door into:-

**ENTRANCE HALLWAY:** (18'0" x 5'0" inclusive of stairwell) (5.49m x 1.52m) a welcoming wide entrance hallway, inset spotlights, double glazed windows to front with integral blinds, wood flooring with system fed underfloor heating, Crittal style double doors with glazed panels either side entering the through kitchen/dining and living space. Further door accesses a ground floor cloakroom/wc.

**CLOAKROOM/WC:** a well-appointed cloakroom with low level wc with concealed cistern, floating wash hand basin with open shelf beneath, part tiled walls, tiled floor with underfloor heating, inset spotlights and an extractor fan.

**KITCHEN/DINING/LIVING SPACE:** (32'4" x 26'7" max into kitchen recess reducing to 21'0") (9.86m x 8.11m/6.40m) a spectacular sociable semi open plan kitchen/dining/living space with bi-folding doors to side accessing the rear garden, plus a double glazed door to rear accessing the rear garden, wood flooring with underfloor heating, media wall with feature alcoves and contemporary bi-ethanol fuelled fire focal point. Beautifully appointed kitchen with large central island containing various cupboards and drawers with overhanging breakfast bar providing seating, inset induction hob with drawdown extraction and an integrated wine fridge. Kitchen units comprising base and eye level units with inset sink, tall larder fridge and separate freezer, two eye level Siemens ovens with shelving and inset spotlights over. The living/dining/kitchen space not only has ample room for seating and dining furniture but has plenty of natural light provided by the rooflight panels, bi-folding doors and double glazed rear door. Off the living space there is a door entering the utility, which in turn connects to the garage, and also a generous understairs storage cupboard.

**UTILITY ROOM:** (16'9" x 6'4") (5.11m x 1.92m) an incredibly spacious utility room with plenty of additional storage cupboards and units with plumbing and appliance space for washing machine and dryer, low level dog shower, double glazed door to rear accessing the rear garden, inset spotlights and underfloor heating. Door leading off to the garage.

## FIRST FLOOR

**LANDING:** a good sized landing with two Velux skylight windows providing natural light, doors off to all three double bedrooms and the principal bath/shower room/wc.

**BEDROOM 1:** (16'2" x 14'6") (4.93m x 4.41m) a good sized double bedroom with double glazed windows to front with built-in plantation shutters, wood flooring with underfloor heating, inset spotlights. Door accessing:-

**En-Suite Shower Room/WC:** a stylish en-suite shower room comprising an oversized walk-in shower enclosure with dual headed system fed shower, low level wc with concealed cistern, floating wash basin with drawers beneath, tiled splashbacks and built-in mirror with light. Tiled floor with underfloor heating, contemporary heated towel rail and a double glazed window to front.

**BEDROOM 2:** (13'3" x 11'11") (4.03m x 3.64m) a double bedroom with inset spotlights, underfloor heating, double glazed windows to front with built-in plantation shutters.

**BEDROOM 3:** (16'2" x 8'1") (4.92m x 2.46m) a double bedroom with double glazed window to front with built-in plantation shutter, further Velux skylight window, loft hatch accessing a loft storage space, inset spotlights, wooden floor with underfloor heating.

**PRINCIPAL BATHROOM/WC:** an incredibly smart bathroom with a double ended bath, wall mounted mixer taps, low level wc with concealed cistern, wash basin with storage drawers beneath, shower enclosure with dual headed system fed shower, heated towel rail, mirror with lighting and a double glazed window to front.

## OUTSIDE

**OFF ROAD PARKING & GARAGE:** the property is situated on a private road. The area in front of each house isn't owned but the neighbours have an understanding that they only park outside their own respective properties. An electric up and over door provides access to:-

**GARAGE:** (internal measurements 17'4" x 13'1" max reducing to 10'10") (5.28m x 3.99m/3.30m) an oversized single garage with ample space for a car plus additional storage. The garage also houses the Valliant air source heat pump, with the additional unit in the rear garden.





**REAR GARDEN:** (approx. 55ft across x 22ft maximum depth, reducing to 12ft) (16.76m x 6.71m/3.66m) a tastefully landscaped south-westerly facing town garden with generous paved seating area closest to the kitchen, artificial lawned section and further raised terrace with attractive stone and fenced boundaries, outdoor tap, Valliant air source heat pump. Plenty of space for outdoor seating and entertaining.

### **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: D

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	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.**



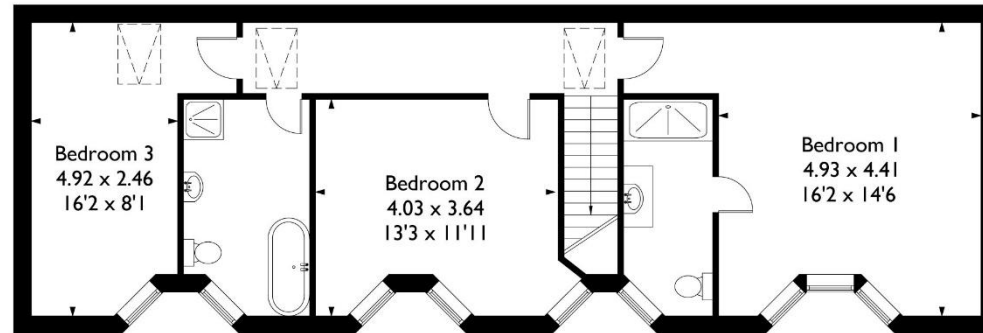
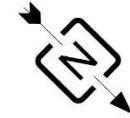


# Clifton Down, Clifton, Bristol BS8 3HU

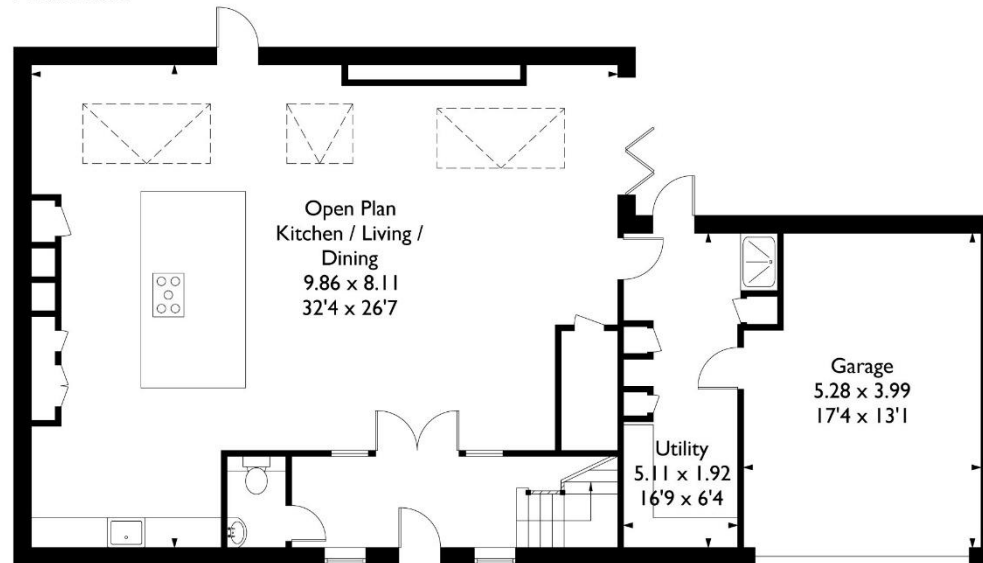
Approximate Gross Internal Area 166.50 sq m / 1791.80 sq ft

Garage Area 19.50 sq m / 210.20 sq ft

Total Area 186.0 sq m / 2002.0 sq ft



First Floor



Ground 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.