



25A Alma Road, Clifton
Guide Price £2,500,000

RICHARD
HARDING



25A Alma Road,

Clifton, Bristol, BS8 2BZ

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Set behind a well-stocked 135ft south facing garden in Clifton; a significantly extended and enhanced, two-storey, 5 double bedroom, 5 bath/shower room, 4 reception room, detached family home of character, circa 4,250 sq. ft., having electronically operated double gates, long driveway, ample parking and a car port.

Key Features

- A warm and welcoming home in an oasis of peace and privacy, set at the back of its plot (totally one third of an acre), the house, a former dairy, was partially remodelled and completely refurbished in 2011. The traditional character of the house was retained and enhanced with great care and attention. However, the extension wing contrasts and is contemporary in appearance and provides an art studio at ground floor level with two en-suite bedrooms at first floor level. The first floor floats above the driveway on a steel frame which also provides a trellis for climbing plants.
- A unique opportunity in a prime location situated comfortably between Clifton Village and Whiteladies Road with a wide of range of amenities nearby.
- Spacious, light and airy accommodation with generous fenestration throughout and entranced via an impressive 24ft reception hall having an elegant turning staircase and wood burning stove. Air source heat pump (installed in 2025) and double glazed windows and doors throughout. Separate kitchen family entertaining space with integrated appliances.
- Externally, the property is entranced via electronically operated double vehicular gates with long driveway and generous parking. A broad and beautifully presented garden enjoying a southerly orientation with sections of lawn, garden pond and mature borders giving all year-round colour from a wide variety of plants, shrubs and specimen trees. At the rear, there is an easy maintenance sheltered garden.
- **Accommodation:** reception hall, kitchen family entertaining space, drawing room, sitting room, study, art studio, workshop, utility room, side hall, cloakroom/wc, additional wc.
- **First Floor:** part galleried landing, bedroom 1 with en-suite shower room and dressing room, bedroom 2 with en-suite shower room, bedroom 3 with Zoki infrared sauna, family bathroom.
- **Guest Bedroom Wing:** landing, bedroom 4 with en-suite shower room, bedroom 5 with en-suite bathroom.
- **Outside:** electronically operated double gates with telecom entry system, long driveway, ample parking, drive-through car port, well-stocked landscaped gardens, garden shed.
- Without question a once in a lifetime opportunity where an earliest viewing is unhesitatingly recommended.





GROUND FLOOR

APPROACH: impressive gate pillars with telecom entry system, remote electronically operated wrought iron double gates open onto a long brick paved driveway. Open-fronted porch with solid wooden front door and glazed panel, opening to:-

RECEPTION HALL: (24'7" x 14'10") (7.49m x 4.52m) a most welcoming introduction, having solid oak flooring, wide and elegant turning staircase ascending to the first floor with handrail and arts and crafts balustrade, windows to front and rear elevations, tall moulded skirtings, ornate picture rail, wood burning stove set upon a slate hearth with brick mantelpiece. Panelled doors opening to:-

DRAWING ROOM: (24'11" x 20'1") (7.61m x 6.11m) bay window overlooking the front garden with double opening casement doors, additional window to the side elevation, solid oak flooring with underfloor heating, tall moulded skirtings, coved ceiling, ceiling light point. Open fire with cast iron surround, granite hearth and an ornately carved mantelpiece.

CLOAKROOM/WC: low level dual flush wc, wall mounted wash hand basin with splashback tiling, mosaic effect tiled flooring with underfloor heating, part stained glass leaded light window to the side elevation, two ceiling light points, extractor fan. Large cloakroom cupboard with coat hooks and consumer unit.

KITCHEN/FAMILY ENTERTAINING SPACE: (15'1" x 13'5" & 15'3" x 12'2") (4.60m x 4.10m & 4.65m x 3.72m) comprehensively fitted with an array of base and eye level units combining drawers, cabinets, shelving, wine rack and glazed display cabinets. A combination of roll edged quartz surfaces with matching upstands and solid oak worktop surface. Large unit incorporating breakfast bar with 4-ring inlay induction hob and Elica stainless steel extractor hood over having integral lighting. Optional integrated appliances including electric double oven and dishwasher. Undermount Belfast style sink with swan neck mixer tap. Tiled flooring with underfloor heating, understairs storage cupboard with ceiling light point, arched window to the rear elevation and picture window to the side elevation, two electronically operated lantern light windows, moulded skirtings, inset ceiling downlights, ample space for table and chairs. Space for fridge and freezer. Double opening casement doors with side panels opening to the rear elevation. Casement door opening to the study. Double doors opening to:-

Pantry Cupboard: tiled flooring with underfloor heating, generous fitted shelving, extractor fan, ceiling light point.

STUDY: (14'10" x 12'3") (4.53m x 3.73m) double opening casement doors and side panels overlooking the front garden and opening externally onto a stone paved patio. Large lantern light, tiled flooring with underfloor heating, moulded skirtings, inset ceiling downlights.

SITTING ROOM: (19'9" x 14'5") (6.03m x 4.39m) box bay window to the front elevation with window seat, oak flooring with underfloor heating, tall moulded skirtings, coved ceiling, inset ceiling downlights, pure leaded light window to the rear elevation, generous painted book shelving. Inset wood burning stove set upon a slate hearth with slate slips and York stone mantelpiece. Panelled door opening to:-

SIDE HALL: 31'10" in length with open-tread secondary oak staircase ascending to the guest wing bedrooms. Tiled flooring with underfloor heating, moulded skirtings, inset ceiling downlights, two circular light wells, wall height window to the front elevation, triple opening storage cupboard. Solid oak door opening externally to the front elevation. Panelled doors with moulded architraves opening to:-

UTILITY ROOM: (9'10" x 7'6") (4.53m x 3.28m) comprehensively fitted with an array of base and eye level cabinets, roll edged quartz worktop surfaces with splashback tiling, undermount Belfast style sink with swan neck mixer tap, space and plumbing for washing machine, space for tumble dryer, window to the front elevation, inset ceiling downlights, extractor fan.

SEPARATE WC: low level dual flush wc with concealed cistern, pedestal wash hand basin with mixer tap and splashback tiling, tiled flooring with underfloor heating, moulded skirtings, inset ceiling downlights, extractor fan.

PLANT ROOM: (14'10" x 10'9") (4.53m x 3.28m) double opening solid oak doors to the front elevation for ease of access. Equipment for air source heat pump plus hot water cylinder and pressurised tanks. Two illuminate strip lights and various power sockets.

ART STUDIO: (19'11" x 12'7") (6.07m x 3.83m) powder coated aluminium sliding doors and side panels to the front elevation, two electronically operated skylight windows, inset ceiling downlights, concrete floor with underfloor heating. Panelled door with moulded architraves opening to:-

WORKSHOP: (12'6" x 7'9") (3.82m x 2.36m) base level cabinets, wooden worktop with stainless steel sink, draining board to side and mixer tap over, generous fitted shelving, window to the front elevation, inset ceiling downlights, electronically operated skylight window.

FIRST FLOOR

PART-GALLERIED LANDING: part-galleried over the stairwell, handrail and arts and crafts balustrade, tall part stained glass leaded light window to rear elevation, oak flooring with underfloor heating, moulded skirtings, coved ceiling, two ceiling light points, laundry cupboard with slatted shelving. Loft access. Panelled doors opening to:-

PRINCIPAL BEDROOM SUITE: loosely divided as follows:-

Bedroom 1: (19'9" x 15'3") (6.03m x 4.65m) box bay window to front elevation overlooking the front garden with window seat, additional windows to the side elevation, oak flooring with underfloor heating, wall to wall built-in wardrobes offering ample hanging rail and shelving space, moulded skirtings, coved ceiling, two ceiling light points. From the antechamber, a walkway through to:-

Dressing Room: (9'6" decreasing to 5'10" x 6'3") (2.90m/1.78m x 1.91m) open-fronted built-in wardrobe with shelving above, oak flooring with underfloor heating, moulded skirtings, inset ceiling downlights. Opaque glazed pocket door opening to:-

En-Suite Bath/Shower Room/WC: (9'6" x 8'11") (2.90m x 2.72m) walk-in style shower with built-in shower unit and overhead shower. Freestanding roltop bath on ball and claw feet with mixer tap. Low level dual flush wc. Stand with undermount wash hand basin and swan neck mixer tap. Windows to the side elevation, solid oak flooring with underfloor heating, ornate cast iron fireplace, heated towel rail/radiator, inset ceiling downlights, extractor fan.

BEDROOM 2: (14'10" x 13'4") (4.52m x 4.06m) entrance via an antechamber with built-in wardrobes to one side, dual aspect with windows to the front and side elevations, solid oak flooring with underfloor heating, moulded skirtings, canopied ceiling with ceiling light point. Door opening to:-

En-Suite Shower Room/WC: (8'11" x 5'6") (2.72m x 1.68m) walk-in style shower with built-in shower unit, shower screen and handheld shower attachment. Low level dual flush wc. Wall mounted stone wash stand with wash hand basin and mixer tap. Tiled flooring, moulded skirtings, heated towel rail/radiator, window to the front elevation, inset ceiling downlights, extractor fan.



BEDROOM 3: (15'3" x 13'5") (4.65m x 4.10m) A pair of windows to the side elevation, period fireplace, oak flooring with underfloor heating, moulded skirtings, coved ceilings, ceiling light point. Twin double opening built-in wardrobes. Zoki Infrared sauna.

BATHROOM/WC: (9'4" x 7'2") (2.84m x 2.18m) panelled bath with hot and cold water taps, shower screen, built-in shower unit and an overhead shower. Low level flush wc. Wall mounted wash hand basin with mixer tap and towel rail below. Solid oak floor, heated towel rail/radiator, window to the front elevation, inset ceiling downlights, extractor fan.

GUEST BEDROOM WING

LANDING: windows to front and rear elevations plus full-length skylight, engineered oak flooring with underfloor heating, moulded skirtings, ceiling light point. Doors with moulded architraves opening to:-

BEDROOM 4: (12'11" x 11'7") (3.94m x 3.53m) powder coated aluminium window opening to a frameless glass Juliet balcony. Engineered oak flooring with underfloor heating, moulded skirtings, double opening built-in wardrobe, ceiling light point. Door opening to:-

En-Suite Shower Room/WC: (7'1" x 6'1") (2.16m x 1.85m) walk-in style shower cubicle with low level shower tray, built-in shower unit and handheld shower attachment. Low level dual flush wc with concealed cistern. Pedestal wash hand basin with mixer tap. Engineered oak flooring, moulded skirtings, inset ceiling downlights, extractor fan, shaver point.

BEDROOM 5: (13'0" x 11'2") (3.97m x 3.41m) powder coated aluminium bi-folding doors opening to a frameless glass Juliet balcony. Engineered oak flooring with underfloor heating, double opening built-in wardrobe, moulded skirtings, ceiling light point. Panelled door opening to:-

En-Suite Bathroom: (6'10" x 5'8") (2.08m x 1.73m) panelled bath with mixer tap, shower screen and handheld shower attachment. Low level dual flush wc with concealed cistern. Stand incorporating wash hand basin with mixer tap. Engineered oak flooring with underfloor heating, heated towel rail/radiator, inset ceiling downlight, shaver point, extractor fan.

OUTSIDE

DRIVEWAY: accessed via electronically operated wrought iron double gates, telecom entry system. Driveway leads alongside the front garden having hedge border to one side leading to:-

PARKING FORECOURT: a brick pavioured parking area with space for several cars and providing access to:-

CARPORT: a drive through carport with EV charging point leading to:-

OVERFLOW DRIVEWAY PARKING: immediately in front of the area and again brick pavioured with space for several cars, raised border to one side with three silver birch trees and bushes. Wood store and two air source heat pumps.

FRONT GARDEN: (135ft x 70ft including driveway) (41.15m x 21.34m) immediately in front of the house and accessed internally via the drawing room and study, there is a large stone paved patio with ample space for garden furniture, potted plants and barbequing etc. Garden level is principally with lawn featuring deep shrub borders which exhibit a plethora of colour having flowering plants, mature shrubs and specimen trees. To name but a few, there are two magnolias, three further silver birch trees, apple trees, olive tree and peony. A pathway to one side of the house leads to a concrete platform and useful garden shed.

REAR GARDEN: (34'0" x 8'11") (10.36m x 2.72m) walled and sheltered rear garden designed for ease of maintenance, paved rear border featuring an established clematis, fatsia japonica and bamboo. Outside water tap, power socket and lighting. Pedestrian side gate with useful access to the front garden.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

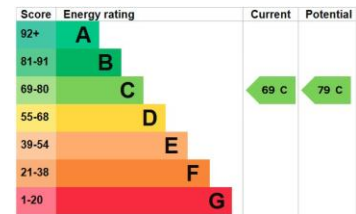
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: H

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.



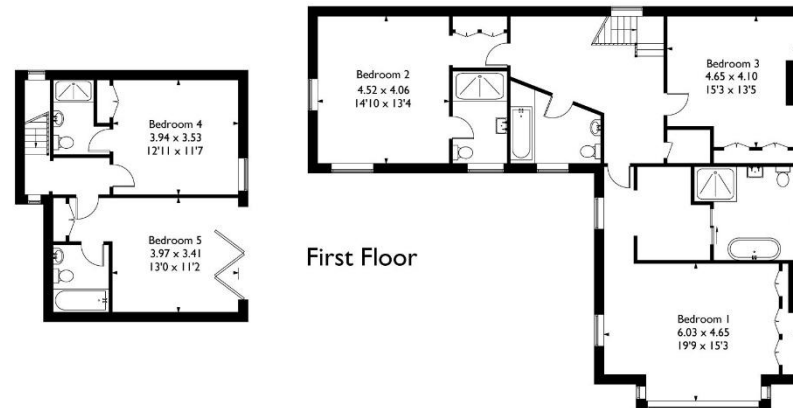
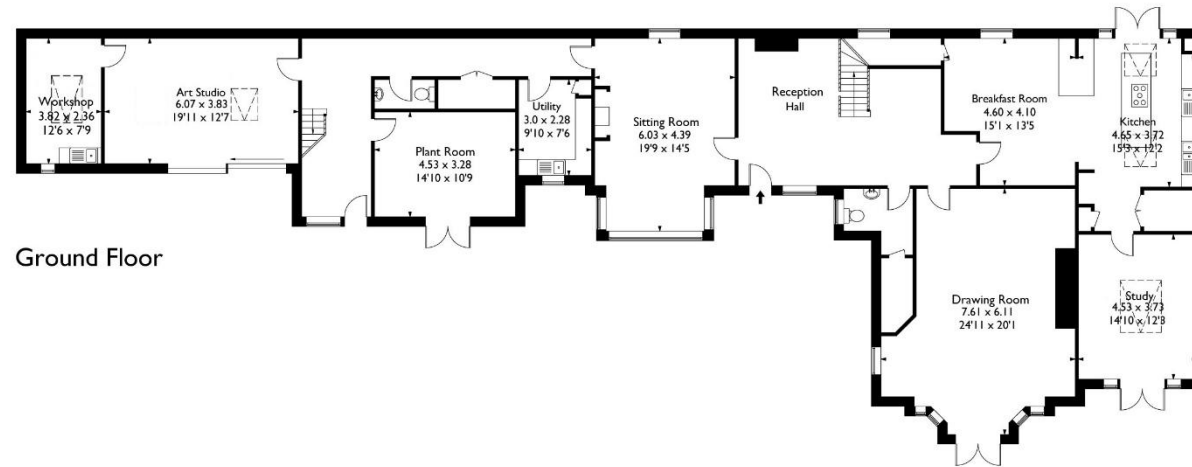
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Alma Road, Clifton, Bristol BS8 2BZ

Approximate Gross Internal Area 395.70 sq m / 4259.80 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.