



13 St Edwards Road, Cliftonwood  
Guide Price £900,000 - £935,000

RICHARD  
HARDING



# 13 St Edwards Road, Cliftonwood, Bristol, BS8 4TS

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Enjoying spectacular southerly views over Bristol's harbour towards the Dundry hills in the distance; a stylishly presented and elegant, mid-terraced, Edwardian period family house, circa 2,185 sq. ft., enjoying well-proportioned 4/5 bedrooms, 2 bath/shower room accommodation with separate kitchen/breakfast room, interconnecting sitting/dining room plus useful basement rooms and south facing rear garden.

## Key Features

- St Edwards Road forms part of an elegant terrace of early Edwardian houses on a quiet no-through road, it offers very flexible accommodation arranged over four floors. The most salient feature, which separates this from surrounding properties, is the exceptional view to the rear elevation.
- A stylish town house with high ceilings and an abundance of period features including ornate moulded plasterwork, period fireplaces and sash windows.
- A quiet and tranquil setting away from the hurly burly of the fashionable Clifton Village and yet providing ease of access. Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away. There are also a number of excellent nurseries, primary and secondary schools in the vicinity making it a popular area for family buyers. The city centre is easily accessible by foot.
- Comprehensively refurbished by the sellers during their period of stewardship with to name but a few improvements: wall opening between sitting and dining room; fully re-wired including new consumer unit; replacement kitchen; creation of shower room on the top floor; cleaning and restoration of Bath stone to the front exterior.
- **Ground Floor:** entrance vestibule, reception hall, sitting room with wide wall opening through to dining room, kitchen/breakfast room.
- **Lower Ground Floor:** hall, study/occasional 5th bedroom, utility room, separate wc, useful storage room.
- **First Floor:** split level landings, 3 bedrooms, family bathroom, shower room.
- **Second Floor:** landing, bedroom (4/5 bedrooms in total), shower room.
- **Outside:** small front courtyard, well stocked south facing rear garden with rear access, bike shed.
- Recent planning approved (2025) for lower ground floor and loft conversion.
- A most appealing and deceptively spacious period residence with so much to appreciate and savour – location, facilities, atmosphere, views, character and lots of light.





## **GROUND FLOOR**

**APPROACH:** from the pavement there is a dwarf stone wall with easy maintenance front garden and laurel hedge border. Solid wood panelled front door with fanlight, opening to:-

**ENTRANCE VESTIBULE:** tessellated tiled flooring, tall moulded skirtings, dado rail, ceiling light point. Part stained glass multi-paned wood panelled door with moulded architraves and overlight, opening to:-

**RECEPTION HALL:** engineered oak flooring, elegant turning staircase ascending to half landing and first floor landing, tall moulded skirtings, dado rail, simple moulded corncicing, ceiling light point, vertical style column radiator. Door with overlight and stairs descending to the lower ground floor. Door through to kitchen/breakfast room. Panelled door with moulded architraves and brass door furniture opening to the sitting room. Wide walkway through to the dining room.

**SITTING ROOM:** (16'9" x 12'10") (5.11m x 3.91m) bay window to the front elevation comprising three sash windows (half-height multi-pane) with multi-paned overlights. Central period fireplace with coal effect gas fire, cast iron surround, granite hearth and an ornately carved Carrara marble mantelpiece. Recesses to either side of the chimney breast (both with double opening base level cabinets, wall lights and fitted shelving). Engineered oak flooring, picture rail, simple moulded corncicing, radiator, ceiling light point. Wide wall opening through to:-

**DINING ROOM:** (15'1" x 10'7") (4.60m x 3.23m) multi-paned sash window with far reaching views, chimney breast with recesses to either side (both with double opening base level cabinets and fitted shelving). A continuation of the engineered oak flooring, tall moulded skirtings, picture rail, simple moulded corncicing, Victorian style column radiator, ceiling light point.

**KITCHEN/BREAKFAST ROOM:** (19'9" x 9'5") (6.02m x 2.87m) dual aspect with single multi-paned window to the rear and two windows to the side elevations (the rear window having a glimpse of the water and far-reaching views towards the Dundry hills). Comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and shelving. Roll edged quartz worktop surfaces with bevel edged splashback tiling. Undermount double Belfast style sink with swan neck mixer tap over. Gas/electric range cooker set into chimney breast with tiled surround and extractor hood over. Space for tall fridge/freezer. Dishwasher. Built-in seating area, wood effect tiled flooring, radiator, inset ceiling downlights.

## **FIRST FLOOR**

**SPLIT LEVEL LANDING:** enjoying plenty of natural light via skylight window, ornate ceiling rose with light point, tall moulded skirtings, dado rail, additional ceiling light point. Loft access. Staircase ascending to raised height landing. Panelled doors with moulded architraves and brass door furniture, opening to:-

**BEDROOM 1:** (16'4" x 15'10") (4.98m x 4.83m) bay window to the front elevation comprising 3 sash windows with half-height multi-paned windows, additional window also to the front elevation. Period fireplace with cast iron surround, slate hearth and an ornately carved Carrara marble mantelpiece. Recesses to either side of the chimney breast (both with double opening built-in wardrobes and cupboards above), exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded corncicing, radiator.

**BEDROOM 2:** (14'7" x 9'11") (4.45m x 3.02m) multi-paned sash window to the rear elevation with views of Bristol's historic floating harbour towards the Dundry hills in the distance. Central painted ornate cast iron fireplace with tiled hearth, recesses to either side of the chimney breast, tall moulded skirtings, picture rail, radiator, ceiling light point.

**BEDROOM 4:** (10'2" x 9'5") (3.10m x 2.87m) multi-paned sash window to the rear elevation with elevated views across the city including Bristol's historic floating harbour and the Dundry hills in the distance. Ornate cast iron fireplace with recesses to either side of the chimney breast, engineered oak flooring, moulded skirtings, radiator, ceiling light point.

**FAMILY BATHROOM/WC:** (8'8" x 6'1") (2.64m x 1.85m) low level dual flush wc. Marble worktop and oval wash hand basin plus mixer tap and double opening cupboard below. Panelled bath with hot and cold water taps, shower screen, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Tiled flooring, windows to the side elevation, moulded skirtings, ceiling light point, extractor fan, heated towel rail/radiator.

## **SECOND FLOOR**

**RAISED HEIGHT HALF LANDING:** enjoying natural light via the aforementioned skylight window, moulded skirtings, dado rail, wall light point. Panelled doors with brass door furniture, opening to:-

**BEDROOM 3:** (12'11" x 9'5") (3.94m x 2.87m) multi-paned sash window to rear elevation enjoying grandstand views across the city including Bristol's historic floating harbour and towards countryside in the distance. Chimney breast with recesses to either side, engineered oak flooring, moulded skirtings, Victorian style radiator, wall light point.

**SHOWER ROOM:** low level dual flush wc, pedestal wash hand basin. Corner shower cubicle with low level shower tray, sliding glass doors and side panels, bevel edged splashback tiling, built-in shower unit and handheld shower attachment. Obscure casement window to the side elevation, mosaic effect tiled flooring, two wall light points, vertical column style radiator, extractor fan.





## LOWER GROUND FLOOR

**HALL:** stone flagged flooring, understairs storage cupboard, two ceiling light points. Multi-paned window to the side elevation, opening externally to the rear garden. Doors to:-

**STUDY/BEDROOM 5:** (13'4" decreasing to 10'0" x 10'3") (4.06m/3.05m x 3.12m) casement window with deep sill overlooking the rear garden, quarry tiled flooring, tall moulded skirting, ceiling light point, built-in workstation. Door to:-

**ANTECHAMBER:** double opening built-in cupboard, quarry tiled flooring, built-in shower (no longer in use but could be re-connected), ceiling light point. Door to:-

**STOREROOM:** (12'2" x 11'10") (3.71m x 3.61m) illuminate strip light, radiator, shelving.

**SECOND STOREROOM:** (12'0" x 4'0") (3.66m x 1.22m) light and power connected, shelving.

**SEPARATE WC:** low level flush wc, wall mounted wash hand basin with tap, quarry tiled flooring, wall light point.

**UTILITY ROOM:** (11'4" x 8'5") (3.45m x 2.57m) original Victorian era washing machine now only for ornamental appearance. Belfast style sink with wall mounted hot and cold water taps over. Space and plumbing for washing machine, space for tumble dryer, casement window to the rear elevation, ceiling light point. Wall mounted gas fired combination boiler with hot water cylinder.

## OUTSIDE

**FRONT COURTYARD:** wooden planter on top of dwarf stone boundary with laurel hedging. Bluum bespoke bin/bike store with sedum roof.

**REAR GARDEN:** (22'5" x 11'8" plus return 20'0" x 16'10") (6.83m x 3.56m plus 6.10m x 5.13m) accessed internally via the lower ground floor hall there is a parquet style paved pathway which continues to the main section of garden and enjoys a delightful south-easterly orientation. Designed for ease of maintenance with ample space for garden furniture, potted plants and barbequing etc. Deep shrub borders featuring an array of flowering plants and mature shrubs. Brick walling on all three sides with timber trellising having established climbers including roses, clematis and jasmine. External lighting. Steps down with pedestrian gate onto rear access walkway.

## 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: E

### 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             |         | 75 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

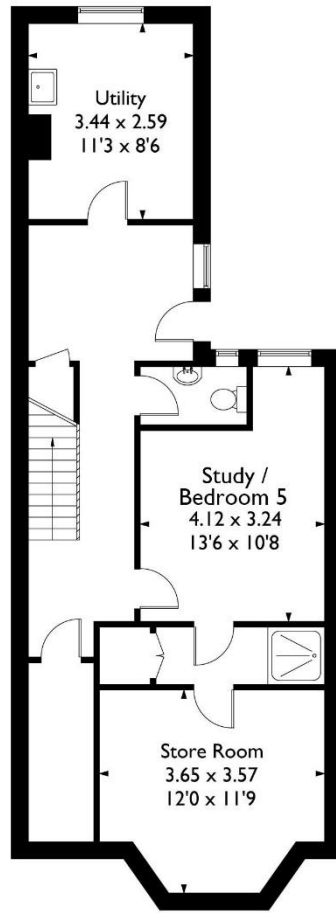
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



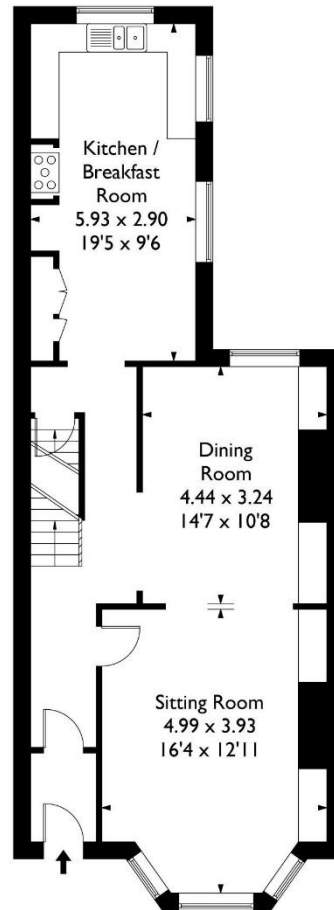


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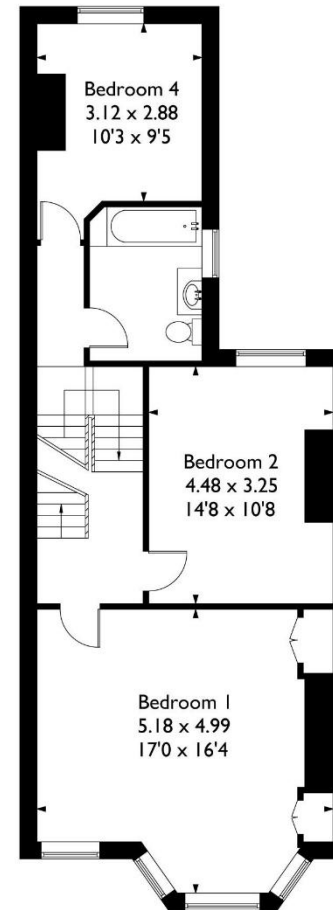
Approximate Gross Internal Area 203.2 sq m / 2187.4 sq ft



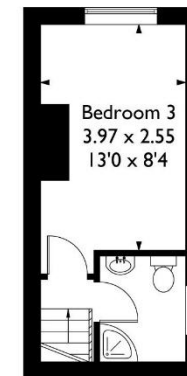
Lower  
Ground Floor



Ground Floor



First Floor



Second 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.