



9A Chantry Road, Clifton
Guide Price £700,000

RICHARD
HARDING



9A Chantry Road,

Clifton, Bristol, BS8 2QF

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A well proportioned, 4 double bedroom, 2 bath/shower room, Grade II listed townhouse on a much sought after road in Clifton, having 48ft walled rear garden and an allocated off street parking space.

Key Features

- In need of modernisation throughout and to be sold with no onward chain.
- This period home of charm and character forms part of an historic grade II listed farmhouse, built circa 1678 and was originally part of the Hurle Estate. In circa 1850, the farmhouse was re-named Nursery Villa at which point it was a prospering nursery owned by one of the founders of Bristol Zoo. During World War II it was believed to have been utilised by the American Armed Forces whilst planning the D-Day landings at nearby Clifton College. Back in the 1980s, the farmhouse was converted into three separate houses to form a short terrace which features a distinctive and mature Virginia Creeper.
- Offering circa 1,880 sq. ft. of accommodation over three levels with notably large hall/landings and attractive turning staircase.
- A prestigious location in much desired neighbourhood, easy for the Downs, Whiteladies Road, Clifton Village, city centre/shopping/commercial/business districts, main hospitals university; good choice of independent and state schools in the area.





GROUND FLOOR

APPROACH: picket gate with brick paviour pathway alongside the house leading to the front entrance with external wall light. Solid wood panelled front door with arched fanlight, opening to:-

RECEPTION HALL: (13'8" x 12'3" measurements including stairwell) (4.17m x 3.73m) a most impressive and spacious introduction, having an elegant turning staircase ascending to the first floor with mahogany handrail and spindles. Moulded skirtings, chimney breast with recess and arched recess to side, dado rail, radiator, ceiling light point, useful understairs storage cupboard. Panelled doors with moulded architraves, opening to:-

SITTING ROOM: (21'0" x 12'11") (6.41m x 3.93m) virtually full width bay window to the front elevation with central casement doors and windows to either side. Period fireplace with ornate cast iron fire, decorative tiled slips, slate hearth and an ornately carved Carrara marble mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, radiator, picture rail, simple moulded cornicing, ceiling light point.

KITCHEN/DINING ROOM: (16'8" x 12'11") (5.08m x 3.93m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets. Roll edged worktop surfaces with splashback tiling and pelmet lighting. Sink with draining board to side and swan neck mixer tap over. Integral appliances including electric oven, 4 ring gas hob, tall fridge/freezer and dishwasher. Exposed wooden floorboards, ample space for table and chairs, arched recesses with shelving, additional base level cabinets, radiator, two ceiling light points, dual aspect with windows to the side and rear elevations. Double opening multi-paned double doors looking and opening to the rear garden.

CLOAKROOM/WC: low level flush wc, wall mounted wash hand basin with hot and cold water taps, ceiling light point, moulded skirtings.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and spindles, with turning staircase ascending to the second floor. Enjoying plenty of natural light via multi-paned sash window to the side elevation. Moulded skirtings, radiator, dado rail, ceiling light point. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (20'6" x 12'11") (6.24m x 3.93m) bay window to the front elevation comprising seven casement windows with overlights. Central period fireplace with slate hearth and surround plus an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast (both with fitted bookshelving), moulded skirtings, radiator, dado rail, simple moulded cornicing, two ceiling light points.

BEDROOM 3: (12'1" x 12'0") (3.69m x 3.66m) tall multi-paned sash window overlooking the rear garden with radiator below. Chimney breast with recess having shelving and an ornately carved mantelpiece. Moulded skirtings, picture rail, ceiling light point.

FAMILY BATHROOM/WC: (7'4" x 5'8") (2.24m x 1.73m) bath with hot and cold water taps and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level dual flush wc. Moulded skirtings, radiator, ceiling light point.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and spindles, multi-paned sash window to the side elevation, radiator, moulded skirtings, dado rail, ceiling light point. Loft access. Doors with moulded architraves, opening to:-



BEDROOM 2: (20'6" x 12'11") (6.24m x 3.93m) bay window to the front elevation comprising casement windows with three radiators below, moulded skirtings, simple moulded corning, generous built-in wardrobes, two ceiling light points.

BEDROOM 4: (12'1" x 12'1") (3.69m x 3.69m) multi-paned sash window overlooking the rear garden with radiator below, moulded skirtings, ceiling light point.

ADDITIONAL BATHROOM/WC: (7'4" x 5'8") (2.24m x 1.73m) bath with hot and cold water taps and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level flush wc. Moulded skirtings, radiator, ceiling light point, extractor fan, multi-paned sash window to the side elevation.

OUTSIDE

FRONT GARDEN: the home is sat back from the road behind high hedge border and front garden.

REAR GARDEN: (48ft x 16ft) (14.63m x 4.88m) enclosed on all three sides by timber fencing with sitting out area immediately to the rear of the kitchen. With ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden is overgrown and offers the opportunity to make one's own mark.

OFF-STREET PARKING: to the right hand side of the home (looking out) there is an allocated parking space.

IMPORTANT REMARKS

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

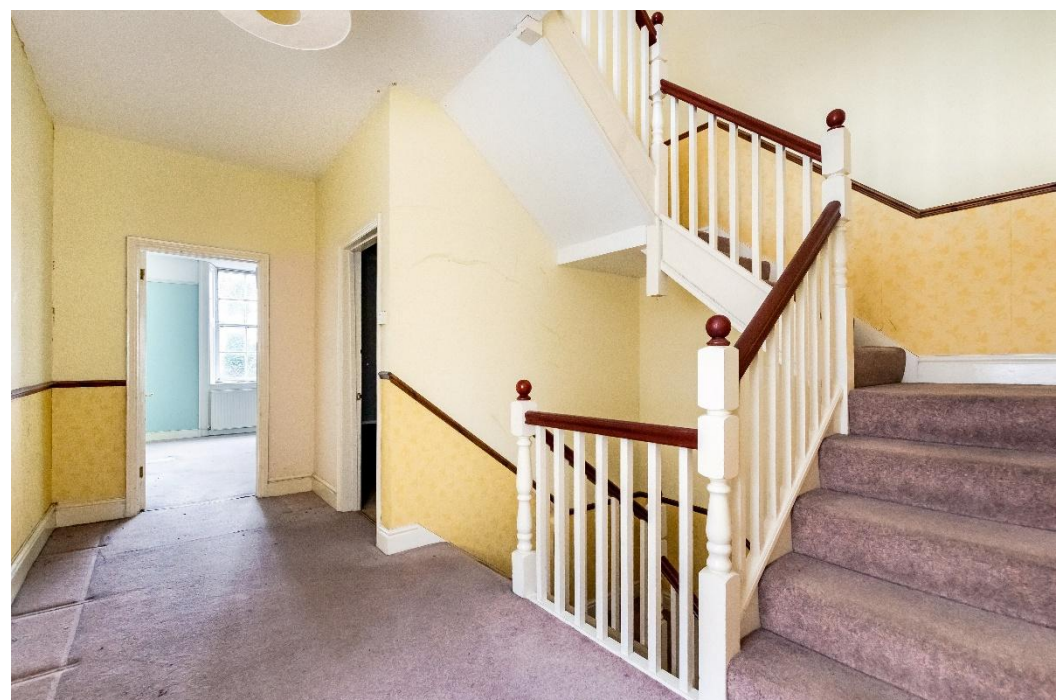
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold, with a perpetual yearly rentcharge of £22.10s.0d p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F.

PLEASE NOTE:

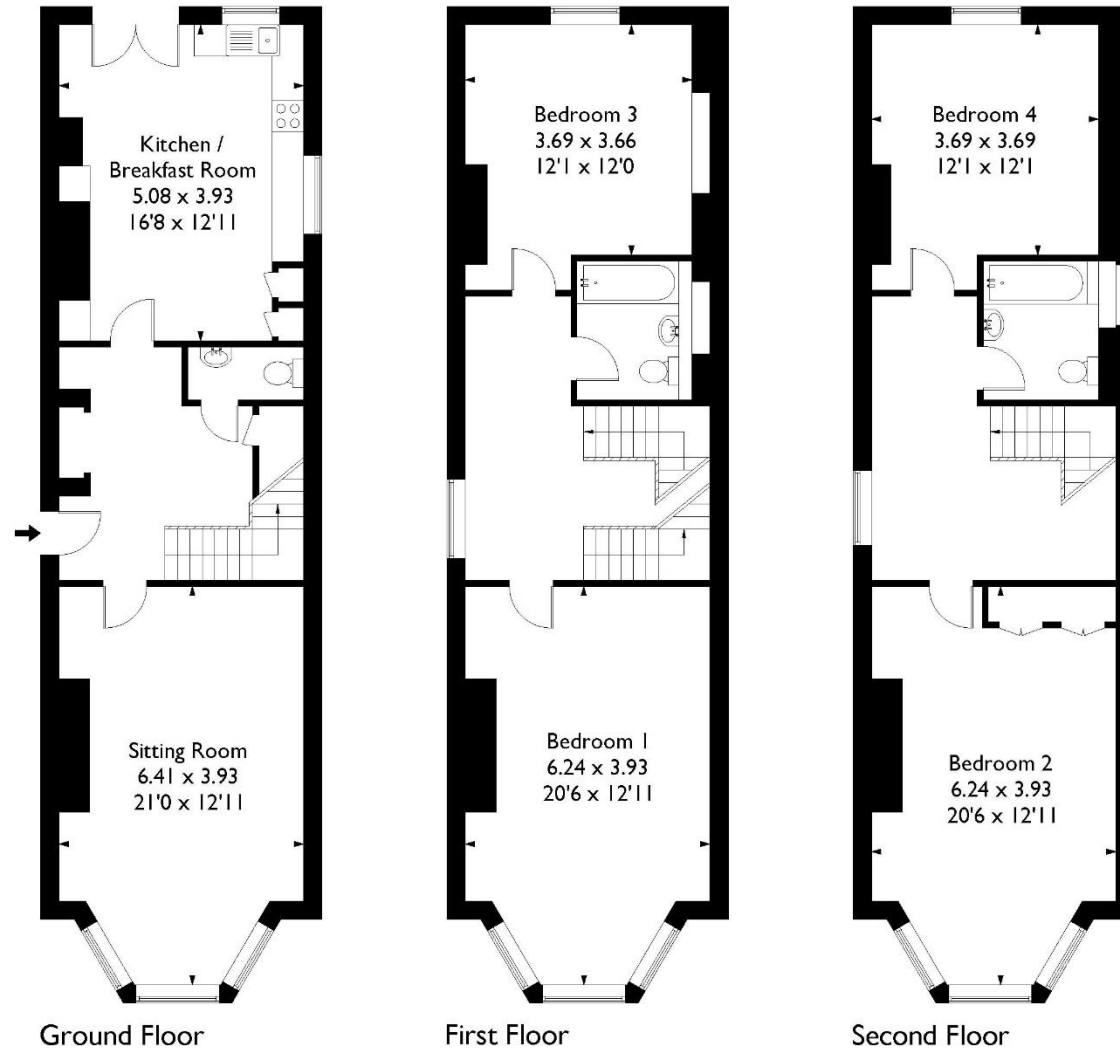
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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.





Chantry Road, Clifton, Bristol BS8 2QF

Approximate Gross Internal Area 174.90 sq m / 1882.70 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.