



Cranbrook Road

Guide Price £900,000

**LEESE &
GORDON**
Independent Estate Agents

1 The Cloisters, Cranbrook Road, Bristol, BS6 7BU

- Unique Family Home
- Contemporary Finish
- No Chain
- Part of an Edwardian Church Conversion
- Within 235m Of Redland Green School

Offering something special and different with big open-plan living spaces, this four bedroom unique home offers plenty of character and is tucked away in a convenient location little more than a stone's throw from the rear entrance of Redland Green School (231m distant). The raised terrace provides outside entertaining space and the gated, allocated parking is a welcome feature within this area.

With a convenient central Redland location, it is a fantastic setting for an urban home. It is within walking distance of the cosmopolitan range of independent restaurants, cafés and shops on Gloucester Road, Chandos Road and Zetland Road. There are also open spaces at Redland Green and the Kersteman Road allotments and the train station at Redland offers an alternative to driving.

Forming part of an impressive conversion of a former Edwardian church (the work of the architect Philip Munro, who also designed the Clifton Pump Room and Spa and Clifton Rocks Railway), the house has accommodation arranged over two floors and has been subject to a comprehensive yet sympathetic improvement. This included the installation of some triple glazed windows circa 2013. Around 2019 there were more significant works which included a new kitchen and bathrooms, new boiler, underfloor heating, and insulation throughout the house, as well as Cat 6 wiring and Wi-Fi points, camera security system and a partial re-roof.

With high quality fittings throughout and a streamlined, contemporary feel, the house is approached via hall with quarry tiled floor extending throughout the ground floor. Situated off the hall is a useful utility cupboard housing the washing machine and tumble dryer. At the front is a substantial open plan living area with two coloured leaded windows to the front, window to side and a large lantern light set to the ceiling. There is also a secondary external door to the side passage. A wood burner is set to one side providing a focal point with stairs rising to the upper floor at the rear of the room with cloakroom positioned next to the stairs.





To the rear and spanning the width of the house is the kitchen diner. At 26 ft wide with heating, a bay window to the rear and two coloured leaded windows to the side, this well-proportioned room combines a cutting-edge modern kitchen featuring high end appliances with period features including a wood burner set into a fireplace. With ample space for a sizeable dining table and additional furniture, this is a real hub for the home.

Upstairs there are four sensibly proportioned bedrooms ideally suited to family occupation. The principal bedroom is positioned to the rear and has an en suite shower room with walk-in rainfall shower. The three remaining bedrooms are of similar size and are serviced by a well-appointed family bathroom. Currently used as a study, Bedroom 4 has French doors opening onto the roof terrace entertaining area. Elevated and set back from the road it provides a secluded spot for alfresco entertaining and relaxation.

The gated parking area sits to the front of the house with the space nearest the house allocated to the property. There is a wall mounted 7kw EV charger and also the provision within the development infrastructure to install an additional fast charger if desired.

Important Notes

Neighbours at number 2 have an access around the outside path of No.1 to the parking area.

Management company charges currently set at £100 a month (this includes the building insurance and maintenance of common grounds)

The property is freehold.



Energy Performance Certificate

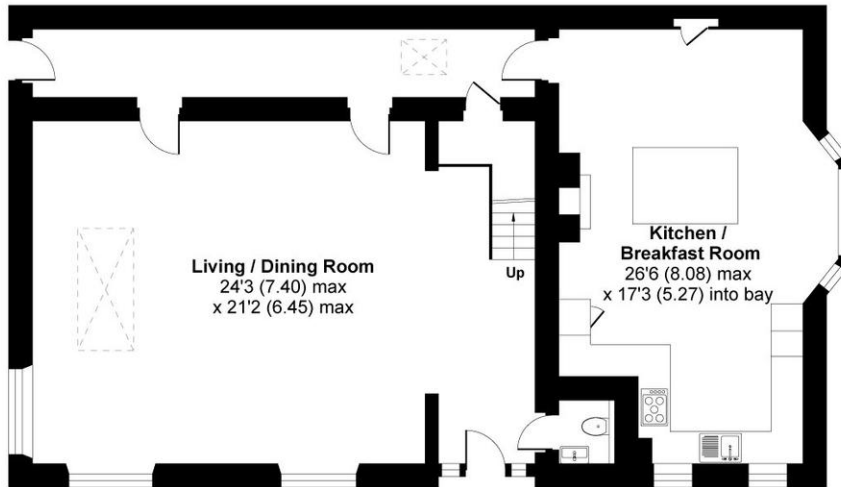
Rating

Council Tax:
Band F

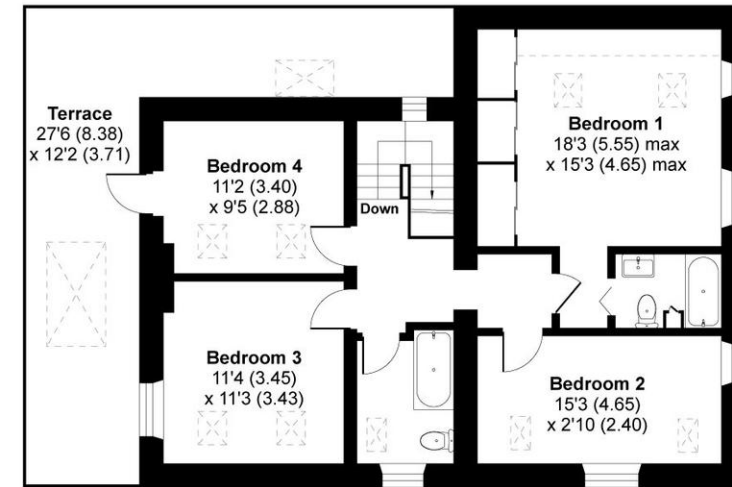
The Cloisters, Cranbrook Road, Bristol, BS6

Approximate Area = 2124 sq ft / 197.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1313219

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