



10 All Saints Road, Clifton

Guide Price £2,000,000 - £2,200,000

RICHARD
HARDING



10 All Saints Road,

Clifton, Bristol, BS8 2JJ

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An exceptionally handsome large (3,264 sq. ft) double bay fronted detached family home enjoying the incredibly rare advantage of off road parking for at least 4 cars, a garage and a level 80ft garden.

Key Features

- Full of period character and charm, with lateral accommodation predominantly over two floors, including 5 double bedrooms (one with en-suite and dressing room), 3 reception rooms, a kitchen/breakfast room and ground floor cloakroom/wc.
- Storage cellars with utility space.
- Beautiful hand crafted double glazed sash windows throughout and solar panels enhancing the energy efficiency and future proofing of this beautiful period home.
- Tucked away in a discreet yet incredibly handy position in Clifton within a short level stroll of Whiteladies Road, Clifton Down train station, the Everyman Cinema and the wonderful mix of shops, restaurants and cafes of Cotham Hill & Whiteladies Road. Clifton Village is also within easy reach, as are excellent schools including Clifton College, Clifton High, Bristol Grammar School and QEH.
- Loved and enjoyed by the current owners for almost 30 years, this civilised and welcoming period residence offering unique natural attributes and exciting scope for some gentle cosmetic updating.





GROUND FLOOR

APPROACH: via an attractive stone pillared entrance into a large tarmac forecourt affording off road parking for multiple vehicles, an incredibly rare advantage in Clifton. The driveway approaches the property where there are several steps leading up to the attractive central entrance door to the house.

ENTRANCE VESTIBULE: (6'8" x 6'7") (2.03m x 2.01m) high ceilings with original ceiling corning, original floor with inset mat, beautiful stained glass door with stained glass panels beside and over leading through into the central entrance hallway.

ENTRANCE HALLWAY: (27'3" max x 6'7" inclusive of staircase) (8.31m x 2.01m) a wonderful light filled central entrance hallway with magnificent high ceilings and ceiling corning with a central ceiling rose, period style radiator, original staircase rising to the first floor landing. Doors off to living room, reception 2/sitting room, reception 3/play room and sliding pocket doors through to the kitchen/breakfast room. Further door accessing a ground floor cloakroom/wc. Wall mounted thermostat control for central heating.

LIVING ROOM: (front) (22'5" max into bay x 14'0") (6.84m x 4.26m) a wonderful bay fronted living room with high ceilings, detailed original ceiling, central ceiling rose and picture rail. Period fireplace with original marble surround and mantel with inset gas living flame fire. Three large double glazed sash windows to front and part glazed double doors providing a social connection down into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (14'4" x 13'11") (4.37m x 4.23m) a modern fitted kitchen comprising base and eye level matching cream units with granite worktops over, inset 1 ½ bowl sink and drainer unit. Central island with a further bowl sink. Integrated appliances include Siemens oven with microwave combi oven over, an induction hob, dishwasher, full larder fridge and separate larder freezer. Double glazed sash window to rear with a double glazed door beside providing a seamless access out onto the level rear garden. Wall mounted control panel for electric underfloor heating. Sliding pocket doors connect through to the entrance hallway where there is a further access to the rear garden. Further door accesses a staircase descending to the storage cellars.

RECEPTION 2/SITTING ROOM: (20'9" x 13'8") (6.33m x 4.16m) an impressive bay fronted sitting room with high ceilings, ornate ceiling corning, central ceiling rose and picture rail, wide bay to front comprising three double glazed sash windows. Period fireplace with marble surround and mantel. Radiator.

RECEPTION 3: (12'3" max into chimney recess x 12'0") (3.73m x 3.65m) a useful smaller third reception room, perfect for a children's playroom, office or music room. High ceilings, ceiling corning, picture rail, radiator, period fireplace. Double glazed sash window to rear, overlooking the attractive level rear garden.

CLOAKROOM/WC: (9'2" x 3'9") (2.79m x 1.14m) low level wc, wash hand basin with storage drawers beneath, double glazed sash window to side, and a radiator.

FIRST FLOOR

LANDING: central landing with an incredible stained glass window to rear flooding natural light through the landing and stairwell. Doors lead off to bedroom 1, bedroom 2, bedroom 3, bedroom 4 (off lower mezzanine landing) and bedroom 5. Further doors access a family bathroom and a dressing room/study.

BEDROOM 1: (front) (15'3" x 14'0") (4.64m x 4.27m) a good sized principal double bedroom with high ceilings, ceiling coving, picture rail, two large double glazed sash windows to front, radiator. Door accessing en-suite shower room/wc and further door accessing a walk-in dressing room.

En-Suite Shower Room/WC: white suite comprising shower enclosure, low level wc and pedestal wash basin, part tiled walls, double glazed sash window to side and an extractor fan.

Dressing Room: (13'6" x 6'4") (4.11m x 1.92m) an incredibly useful dressing room, accessed off the principal bedroom, which could be separated to provide a 6th bedroom or study if required. Loft hatch, picture rail, double glazed sash window to front and a radiator.

BEDROOM 2: (17'1" x 13'9") (5.20m x 4.18m) large double bedroom with two double glazed sash windows to front, built-in wardrobes and a radiator.

BEDROOM 3: (rear) (12'6" max into chimney recess x 8'7") (3.81m x 2.62m) a smaller double bedroom with high ceilings, ceiling coving, picture rail and a radiator. Double glazed sash window to rear, offering a lovely green outlook over rear and neighbouring gardens.

BEDROOM 4: (14'2" x 13'9") (4.31m x 4.20m) off lower mezzanine landing; a double bedroom with a period fireplace, picture rail, double glazed sash window and a radiator.

BATHROOM/WC: white suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, double glazed sash window to side, corner airing cupboard and a radiator.



SECOND FLOOR

BEDROOM 5: (14'0" x 13'9") (4.27m x 4.20m) a double bedroom with high ceilings, picture rail. Double glazed sash window to rear, offering a lovely green outlook over rear and neighbouring gardens. Radiator, high level hatch accessing some loft storage space.

LOWER GROUND FLOOR CELLARS

Accessed off the kitchen/breakfast room. A wooden staircase leads down to extensive cellar space with flagstone flooring and various storage areas and a **Utility Space** - housing base level units, a granite worktop with sink, plumbing for washing machine, a modern Worcester central heating boiler and controls for the solar panels. To one of the other cellar spaces there are also the storage batteries, the solar energy gained.

OUTSIDE

FRONT GARDEN/PARKING: there is a driveway to a wide expansive frontage of the building affording off road parking for multiple cars, a rare advantage in Clifton. The driveway leads up to the main front of the house where there is a single garage to the left hand side of the building and handy access through to the rear garden.

REAR GARDEN: (approx. **80ft x 30ft**) (**24.38m x 9.14m**) an incredibly good sized level rear garden mainly laid to lawn with rich, well stocked flower borders, attractive stone boundary walls and a lovely open and green feel due to the backdrop, with the local railway line and verge behind. A pathway leads to the side of the garden where there is rear access to the garage.

GARAGE: (**16'8" x 10'8"**) (**5.07m x 3.24m**) a single garage with attractive part glazed double doors, pitched roof, power, light and access through to the rear 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: G

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	56 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.





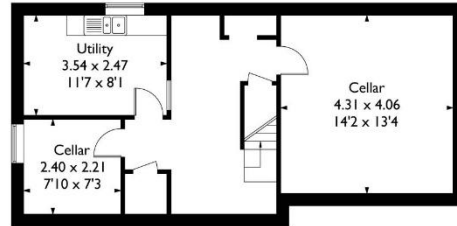
All Saints Road, Clifton, Bristol BS8 2JJ

Approximate Gross Internal Area 240.10 sq m / 2583.2 sq ft

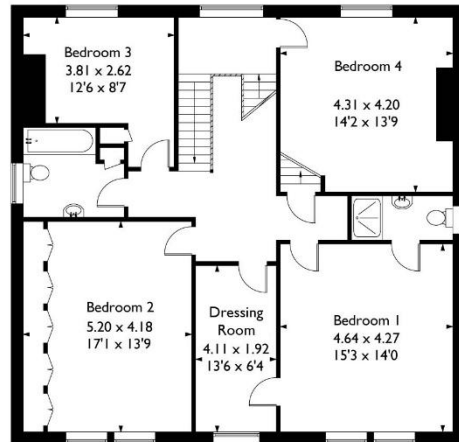
Basement Area 46.80 sq m / 504.20 sq ft

Garage Area 16.40 sq m / 176.80 sq ft

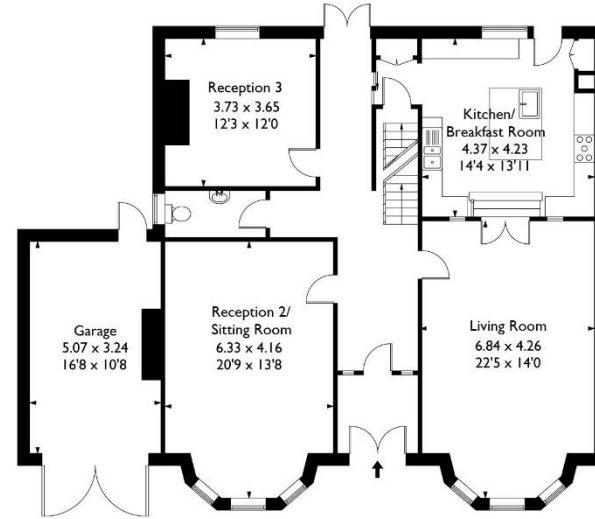
Total Area 303.30 sq m / 3264.20 sq ft



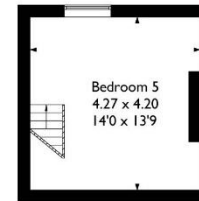
Lower Ground Floor Cellars



First Floor



Ground 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.