



5 Burlington Road, Redland

Guide Price £1,450,000 - £1,500,000

RICHARD
HARDING



5 Burlington Road,

Redland, Bristol, BS6 6TJ

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A magnificent large grade II listed early Victorian period townhouse (of circa 3,600 sq. ft.), located on a lovely wide road in Redland just off Whiteladies Road. Offering flexible accommodation, an abundance of period character, front and rear gardens and detached single garage.

Key Features

- Tastefully presented throughout, this attractive grade II listed Victorian townhouse offers 4/5 double bedrooms, 2/3 reception rooms and kitchen/breakfast room with Aga.
- A fine and elegant home with many retained period features including high ceilings, fireplaces, multi-paned sash windows and ornate moulded plasterwork.
- Convenient position on the doorstep of so much, not least the amenities of Whiteladies Road and the open spaces of the Downs, and with easy access to Clifton Village and the city centre.
- **Ground Floor:** reception hall, drawing room, sitting room, former butler's pantry, cloakroom/wc.
- **Lower Ground Floor:** hall, kitchen/breakfast room, dining room/bedroom 5, pantry, larder, boot room/cold store.
- **First Floor:** landing, 2 double bedrooms, family bath/shower room, utility.
- **Second Floor:** part galleried landing, 2 double bedrooms, additional shower room, storage cupboard.
- **Outside:** town gardens front and back with detached single garage at rear.
- To be sold with no onward chain making a prompt move possible.





GROUND FLOOR

APPROACH: from the pavement, an attractive gothic style Bath stone wall having impressive gate posts and wrought iron gate, opening onto a stone pathway leading alongside the front garden to the main entrance. Solid wood panelled front door with chrome door furniture, wall mounted lantern light and an arched fanlight, opening to: -

RECEPTION HALL: L-shaped reception hall, having ornate ceiling arch, ornate moulded cornicing, tall moulded skirtings, dado rail, two ceiling light points, radiator. Elegant turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles. Four-panelled door with moulded architraves and staircase descending to the lower ground floor. Part-reeded glass wood panelled door opening to former butler's pantry. Doors with moulded architraves opening to: -

DRAWING ROOM: (21'6" x 17'0" max into bay window) (6.55m x 5.18m) wide box bay window to the front elevation comprising five multi-paned sash windows with working shutters overlooking the front garden. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, two radiators.

SITTING ROOM: (18'1" x 15'7") (5.51m x 4.75m) pair of multi-paned sash windows overlooking the rear garden with working shutters (the right-hand side window is a 'jib window' (a window that doubles as a door, sash slides up and lower panel swings inwards to provide a full height opening). Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved slate mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, radiator.

FORMER BUTLER'S PANTRY: (16'4" x 3'4") (4.98m x 1.01m) multi-paned sash window overlooking the rear garden, moulded skirtings, two ceiling light points.

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

LOWER GROUND FLOOR

HALL: open-fronted storage below the staircase, radiator, inset ceiling downlights. Door to former wine store with solid stone worktops and ceiling light point. Solid wood panelled door with fanlight opening externally to the rear garden. Panelled doors opening to: -

KITCHEN/BREAKFAST ROOM: (20'1" x 16'7") (6.11m x 5.04m) large multi-paned sash window to the front elevation with working shutters and deep sill. Handmade bespoke shaker style kitchen comprehensively fitted with an array of base level units, combining drawers, cabinets and shelving. Roll edged granite worktop surfaces with matching upstands and eye-level shelving. Ceramic sink with drainer board to side and swan neck mixer tap over. Gas fired Aga set into chimney breast with wall light point over. Space for dishwasher, tiled flooring, space for tall fridge/freezer, raised height internal window through to the hall, inset ceiling downlights, ample space for table and chairs, useful pantry with shelving and ceiling light point. Four-panelled stripped pine wooden doors opening to: -

LARDER CUPBOARD: (5'5" x 4'0") (1.65m x 1.22m) continuation of the tiled flooring, wall mounted shelving, ceiling light point.

BOOT ROOM/COLD STORE: (17'3" x 6'1") (5.26m x 1.86m) part multi-paned wood panelled door opening externally with steps up to the front garden, stone flagged flooring, original stone sink with wall mounted mixer tap, ceiling light point.

DINING ROOM/BEDROOM 5: (17'4" x 14'7") (5.28m x 4.45m) multi-paned sash window to the rear elevation with working shutters, period fireplace with cast iron surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, two radiators, multi-paned internal window through to the hall, tall storage cupboard with shelving, inset ceiling downlights.

FIRST FLOOR

LANDING: moulded skirtings, simple moulded cornicing. At the quarter landing there is a utility room. Turning staircase ascending to the second floor with handrail and ornately carved spindles. Airing cupboard with wall mounted glowworm gas fired STET boiler and separate hot water cylinder. Panelled doors with moulded architraves opening to: -

BEDROOM 1: (21'11" x 18'4") (6.68m x 5.60m) three multi-paned sash windows to the front elevation with panelled reveals, central period fireplace with recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, two radiators.

BEDROOM 2: (15'9" x 11'0") (4.79m x 3.36m) multi-paned sash window overlooking the rear garden with radiator below. Central period fireplace with recesses to either side of the chimney breast, moulded skirtings, picture rail, simple moulded cornicing, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (12'4" x 10'4") (3.76m x 3.15m) freestanding rolltop bath on ball and claw feet with mixer tap and telephone style shower attachment. Large shower cubicle with wall mounted shower unit, handheld shower attachment and an overhead circular shower. Low level flush wc. Wash hand basin with hot and cold water taps and towel rails below. Multi-paned sash window to the rear elevation, moulded skirtings, wall mounted mirror with integral lighting, heated towel rail/radiator, picture rail, simple moulded cornicing, ceiling light point, extractor fan.

UTILITY: (10'6" x 2'11") (3.20m x 0.88m) space and plumbing for washing machine, space for tumble dryer, radiator, wall light point, electricity sockets for appliances.



SECOND FLOOR

PART-GALLERIED LANDING: part-galleried over the stairwell with handrail and ornately carved spindles, enjoying plenty of natural light via a large wooden double glazed multi-paned skylight window, moulded skirtings, ceiling light point. Useful storage cupboard with access to roof. Panelled doors with moulded architraves, opening to: -

BEDROOM 3: (18'6" x 15'10") (5.63m x 4.82m) canopied style roof with multi-paned sash window to the rear elevation, ornate cast iron fireplace with slate hearth, moulded skirting, radiator, two ceiling light points.

BEDROOM 4: (18'6" x 12'7") (5.65m x 3.84m) canopied style ceiling with multi-paned sash window to front elevation having overlight and radiator below. Ornate cast iron fireplace with slate hearth, moulded skirtings, two ceiling light points, built in wardrobe with shelving.

SHOWER ROOM/WC: (11'0" x 5'4") (3.35m x 1.63m) large walk-in style shower cubicle with wall mounted shower unit, handheld shower attachment and an overhead shower. Wall mounted wash hand basin with towel rails below. Low level flush wc. Heated towel rail/radiator, moulded skirtings, part sloping ceiling with Velux window, ceiling light point, extractor fan, wall mounted mirrored cupboard, wall light with shaver point.

OUTSIDE

FRONT GARDEN: (45'7" x 22'11") (12.67m x 6.98m) dwarf stone walls to either side, wrought iron railings, from the gate pillars a stone pathway gently ascends to the front entrance with wall mounted lantern light. Predominantly laid to lawn, deep shrub borders, turning steps descending to the lower ground floor.

REAR GARDEN: (60'0" x 22'4") (18.28m x 6.80m) accessed internally via both the lower ground floor hall and sitting room. Immediately to the rear of the house there is a sunken patio with space for table and chairs and useful garden store. The remainder of the garden is walled and designed for ease of maintenance, being stone paved, ample space for garden furniture, potted plants and barbecuing etc. Deep level borders to either side having an assortment of fruit trees including damson, pear and greengage. Pedestrian gate onto Lower Redland Road.

DETACHED SINGLE GARAGE: (16'11" x 9'8") (5.15m x 2.95m) accessed from Lower Redland Road with metal up and over door, light and power connected.

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:

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.





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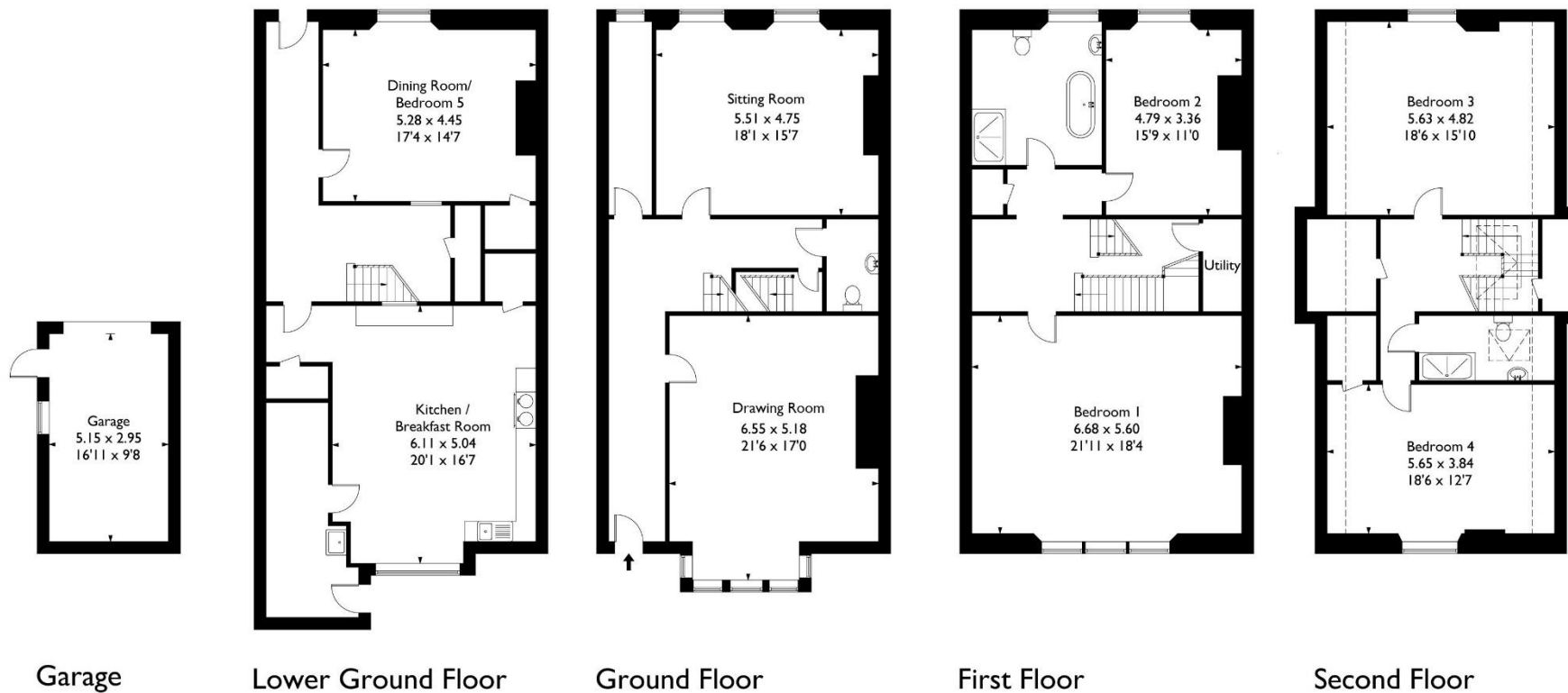
Approximate Gross Internal Area 337.5 sq m / 3632.6 sq ft

Garage 15.2 sq m / 163.5 sq ft

Total Area 352.7 sq m / 3796.1 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.