7 St Vincents Hill, Redland

Guide Price £699,950

RICHARD HARDING

BON VOYAGE
HOME AT LAST

7 St Vincents Hill,

Redland, Bristol, BS6 6UP

RICHARD HARDING

A charming grade II listed character cottage, extensively renovated by Moon Design and beautifully presented throughout with stunning semi open-plan living space. The property boasts a landscaped westerly facing garden, two off street parking spaces and is offered with no onward chain.

Key Features

- **Tucked away in a quiet backwater off Blackboy Hill and enjoys an extremely convenient location close to all the local amenities of Whiteladies Road, bus connections and the green open space of the Durdham Downs.**
- **With high specifications throughout balancing period charm with modern fixtures and fittings.**
- **Ground Floor:** front porch, entrance hall, sitting room with log burning stove, kitchen/dining room plus rear porch.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and bathroom/WC.
- **Outside:** a stunning and generous sized garden enjoying a sunny aspect plus off street parking for 2 vehicles with electric charging point.
- **Gas central heating, double glazed windows (with the exception of the front and rear porch).**
- **An elegant, charming period residence presented to the highest of standards, set in a discreet yet highly convenient location.**

GROUND FLOOR

APPROACH: proceed up St Vincents Hill towards the top of the road, you will find a gravel parking area to the left hand side with an attractive stone wall, central garden gate leading into the private garden, pathway leads to the main entrance to the property.

ENTRANCE PORCH: via timber latch door, windows to the front and side elevations, flagstone flooring, partially glazed timber door leading to:-

ENTRANCE HALLWAY: ceiling light point, built-in storage cupboard with high level shelf, period radiator, opening to sitting room and kitchen/dining room.

SITTING ROOM: (**19'8'' x 15'7''**) (**5.99m x 4.75m**) double glazed period sash window overlooking the private rear garden, additional window to side elevation, inset ceiling downlighters, feature oak beams, stairs leading to first floor landing with storage cupboard beneath, two period style radiators, log burning stove with brick inset, ample space for sofas, engineered oak flooring and moulded skirting boards. Square opening with concealed sliding door leading to:-

KITCHEN/DINING ROOM: (**15'7'' x 12'8''**) (**4.75m x 3.87m**) dining area with built-in seating, double glazed sash window overlooking the garden, built-in pantry cupboard, oak shelving, ceiling light point, engineered oak flooring. Kitchen area fitted with a matching range of wall, base and drawer units with quartz worktop over, large Belfast sink with mixer tap over. Integrated appliances include 5 ring Bosch gas hob with extractor over, waist height Bosch double oven, fridge/freezer and Hotpoint washer/dryer. Space and plumbing for dishwasher, inset ceiling downlighters and an extractor fan. Door leading to:-

REAR PORCH: double glazed multi-panelled door giving access out to the rear of the property, ceiling light point, windows to side elevation, windows allowing borrowed light into the kitchen, hessian flooring, wall panelling.

FIRST FLOOR

LANDING: inset ceiling downlighters, large Velux ceiling skylight plus additional window to rear elevation, loft access hatch, built-in cupboards housing Worcester combination boiler. Doors radiate to bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.

BEDROOM 1: (**16'6'' x 15'7''**) (**5.03m x 4.75m**) double glazed sash window overlooking the front elevation, double glazed window to the side, inset ceiling downlighters, coving, period style radiator, moulded skirting boards, fitted shelving to either side of bedstead. An array of bespoke fitted wardrobes complete with a range of hanging rails, shelving and drawer storage.

BEDROOM 2: (**11'1'' x 6'11''**) (**3.39m x 2.11m**) a double bedroom with inset ceiling downlighters, double glazed windows to side elevation, built-in wardrobes with hanging rail plus storage shelf above, period style radiator, moulded skirting boards.

BEDROOM 3: (**8'11'' x 8'4''**) (**2.73m x 2.54m**) inset ceiling downlighters, double glazed sash window overlooking the front elevation, period style radiator, built-in cabinetry with shelving above, moulded skirting boards.

BATHROOM/WC: a white bathroom suite comprising of low level wc, Duravit wash hand basin set on vanity unit providing useful storage beneath, bath with system fed waterfall shower over plus detachable hand shower, inset ceiling downlighters, two wall light points, extractor fan, double glazed sash window to front elevation, partially tiled walls, towel radiator, tiled flooring.

OUTSIDE

REAR GARDEN: (**52'0'' x 42'0''** reducing to **31'0''** due to its triangular shape) (**15.85m x 12.80m/9.45m**) with a westerly aspect this stunning landscaped rear garden with central Bradstone paved pathway, areas of lawn to either side with established flower borders housing a variety of mature trees, plants and shrubs. Steps lead down onto a generous paved patio with ample space for outdoor furniture, additional side access gate, pretty stone wall boundaries making the garden fully enclosed with painted horizontal slatted fencing above.

PARKING: beyond the wall at the top of the garden there is a generous parking area with space for two vehicles, electric charging point.

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

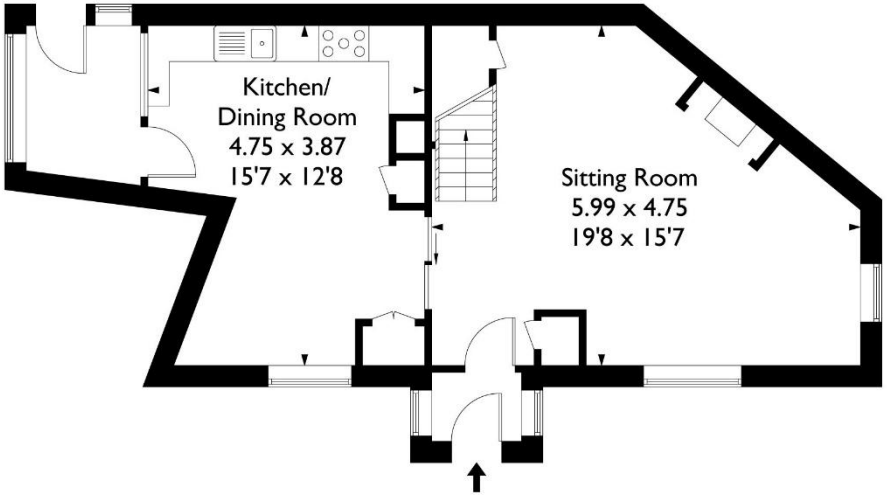
PLEASE NOTE:

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:

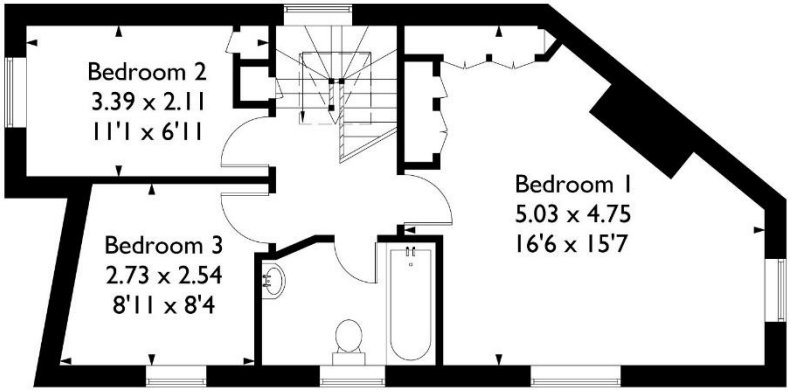
   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no 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.

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

St. Vincents Hill, Redland, Bristol BS6 6UP



Ground Floor



First 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.

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