



FOR SALE  
RICHARD  
HARDING  
0117 946 6090

1 East Shrubbery, Redland  
Guide Price Range £1,500,000 - £1,600,000

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HARDING



# 1 East Shrubbery,

Redland, Bristol, BS6 6SX

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**A classic, elegant and large mid-Victorian (circa 1871) semi-detached Bath stone family home with south-west facing garden and detached garage.**

## Key Features

- Offering spacious and completely renovated accommodation over three levels with 7 double bedrooms, 2 bath/shower rooms, bay fronted drawing room and an extended kitchen family entertaining space.
- Retains an abundance of period features that blend seamlessly with many high quality and well considered additions including wooden double glazed sash windows, 19ft wide Crittall style powder coated aluminium bi-folding doors, shaker style kitchen/breakfast room with quartz worktops and integrated appliances and two modern family bath/shower rooms.
- Newly installed Worcester Bosch gas fired combination boiler and central heating system.
- The kitchen family entertaining space provides level access to an easy maintenance south-westerly facing rear garden having built-in seating area and central mature olive tree set into circular brick feature. From here a personal door to detached garage with mezzanine and opens out onto Lower Redland Road.
- Located on a much sought after quiet road in Redland convenient for Whiteladies Road/Blackboy Hill with good shops and the Downs nearby, close to St Johns Primary School and with easy access to Clifton Village and the city centre.
- **Ground Floor:** reception hall, inner hall, drawing room, semi open-plan kitchen family entertaining space, cloakroom/wc, utility cupboard.
- **First Floor:** landing, 3 double bedrooms, family bath/shower room.
- **Second Floor:** part galleried landing, 4 double bedrooms, shower room.
- **Outside:** front garden, south-west facing rear garden with built-in seating area, detached garage with mezzanine (opens onto Lower Redland Road).
- To be sold with no onward chain making a prompt move possible.





## GROUND FLOOR

**APPROACH:** from the pavement, a dwarf stone wall with impressive gate pillars and a pathway which runs alongside the house, leads up to the front entrance. Solid wood panelled front door with brass door furniture and fanlight, opens to:-

**RECEPTION HALL:** a most welcoming and light-filled introduction, having three part stained glass multi-paned sash windows to the side elevation, inlaid entrance mat, engineered oak parquet flooring, tall moulded skirtings, simple moulded corncing, ornate ceiling rose with light point. Mains switchboard control cupboard. Wide Bath stone archway access to the inner hall. Panelled door with brass door furniture and moulded architraves opens to:-

**CLOAKROOM/WC:** low level dual flush wc, wall mounted wash basin with mixer tap and double opening cupboard below, engineered oak parquet flooring, exposed Bath stone wall, two wooden double glazed raised height windows to the side elevation, sloping double glazed glass roof with additional raised height triangular window.

**INNER HALL:** having an elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, engineered oak parquet flooring, tall moulded skirtings, simple moulded corncing, ornate ceiling rose with light point, two double opening cupboards, useful understairs storage cupboard. Panelled doors with brass door furniture and moulded architraves open to:-

**DRAWING ROOM:** (17'6" x 17'2") (5.33m x 5.22m) a gracious principal dual aspect reception room having wide bay window to the front elevation comprising three wooden double glazed sash windows plus further wooden double glazed sash window to the side elevation, all with panelled reveals. Central chimney breast with inset wood burning stove set upon a tiled hearth with ornately carved mantelpiece. Engineered oak parquet flooring, tall moulded skirtings, two wall light points, picture rail, simple moulded corncing, ornate ceiling rose with light point.

**OPEN PLAN KITCHEN/FAMILY ENTERTAINING SPACE:** loosely divided as follows:-

**Kitchen/Breakfast Area:** (17'5" x 11'5") (5.32m x 3.49m) comprehensively fitted with an array of shaker style base and eye level units combining soft-closing drawers and cabinets. Roll-edged quartz worktop surfaces with matching upstands. Large island unit incorporating breakfast bar with undermount 1½ bowl sink, indented draining board to side and swan neck mixer tap provides boiling water as well as filtered water. Integral appliances include a Rangemaster range cooker set into chimney breast with 5 ring induction hob, double oven, grill, warming tray, extractor hood over and tiled splashback; tall fridge/freezer and dishwasher. Engineered oak parquet flooring, tall moulded skirtings, inset ceiling downlights, two ceiling light points, two wall light points, exposed brick/stone chimney breast with inset spotlight and arched recess. Wide wall opening through to:-

**Family/Dining Room:** (23'5" x 12'7") (7.14m x 3.84m) enjoying virtually full width powder-coated aluminium double glazed bi-folding Crittall style doors overlooking and opening onto the south-westerly facing rear garden. Sloping ceiling with two Velux windows plus further raised height etched glass double glazed windows to the side elevation. Central chimney breast with inset wood burning stove set upon tiled hearth. Engineered oak parquet flooring, tall moulded skirtings, inset ceiling downlights. Panelled door with brass door furniture and moulded architraves opens to:-

**UTILITY CUPBOARD:** base and eye level shaker style units, roll-edged quartz worktop surface with matching upstand, undermount stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer on stacker system, high sloping double glazed glass roof, raised height etched glass windows to the side elevation, continuation of engineered oak parquet flooring.

## FIRST FLOOR

**LANDING:** tall moulded skirtings, simple moulded corncing, vertical style radiator, ornate ceiling rose with light point, turning staircase ascending to the second floor with sweeping handrail and ornately spindles. Wood panelled doors with moulded architraves and brass door furniture open to:-

**BEDROOM 1:** (17'7" x 17'1") (5.37m x 5.21m) a dual aspect principal bedroom having bay window to the front elevation comprising three wooden double glazed sash windows plus additional wooden double glazed sash window to the side elevation. Central period fireplace with cast iron grate and surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, ornate moulded corncing, ornate ceiling rose with light point, vertical style radiator.

**BEDROOM 2:** (11'9" x 9'7") (3.58m x 2.91m) wooden double glazed sash window to the rear elevation, chimney breast with recesses to either side, tall moulded skirtings, simple moulded corncing, vertical style radiator, ceiling light point.

**BEDROOM 3:** (11'9" x 8'0") (3.58m x 2.44m) wooden double glazed sash window to the rear elevation, tall moulded skirtings, simple moulded corncing, vertical style radiator, ceiling light point.

**FAMILY BATH/SHOWER ROOM/WC:** wet room style shower with tiled floor and surround, built-in shower unit and an overhead shower. Freestanding roll top bath with wall mounted mixer tap and telephone-style shower attachment. Large wall mounted wash basin with wall mounted mixer tap and pull-out drawer below. Low level dual flush wc with concealed cistern. Two part stained glass double glazed sash windows to the side elevation and a further one to the rear elevation. Tessellated tile effect flooring with upstands, heated towel rail/radiator, vertical style radiator, circular wall mounted mirror with integral lighting and demister. Two recesses with complementary shelving, inset ceiling downlights and an extractor fan.



## SECOND FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, simple moulded corning, vertical style radiator, ceiling light point, loft access hatch. Panelled doors with brass door furniture and moulded architraves open to:-

**BEDROOM 4: (14'1" x 9'5") (4.28m x 2.88m)** wooden double glazed sash window to the front elevation, moulded skirtings, vertical radiator, ceiling light point.

**BEDROOM 5: (14'1" x 8'7") (4.28m x 2.62m)** dual aspect with wooden double glazed sash windows to front and side elevations, the latter with far-reaching rooftop views. Moulded skirtings, chimney breast with recesses to either side, vertical style radiator, ceiling light point.

**BEDROOM 6: (12'3" x 10'2") (3.74m x 3.09m)** wooden double glazed multi-paned door enjoying a south-westerly facing orientation and opening onto a wrought iron balcony. Moulded skirtings, vertical style radiator, ceiling light point.

**BEDROOM 7: (12'3" x 7'11") (3.74m x 2.41m)** wooden double glazed sash window to the rear elevation, moulded skirtings, vertical style radiator, ceiling light point.

**SHOWER ROOM/WC:** wet room style shower with reeded glass screen, wall mounted shower unit, handheld shower attachment and an overhead waterfall shower. Low level wc, wall mounted wash basin with mixer tap, splashback tiling and pull-out drawer below. Tessellated tiled flooring and partially tiled walls, opaque wooden double glazed sash window to the side elevation, heated towel rail/radiator, inset ceiling downlights, extractor fan and a wall mounted circular mirror with integral lighting and demister.

## OUTSIDE

**FRONT GARDEN: (23'0" x 20'0") (7.01m x 6.10m)** set behind a dwarf stone wall, Bath stone coping and wrought iron railings with shrub border and impressive gate pillars having paved pathway leading around level section of lawn to the front door.

**REAR GARDEN: (24'6" x 18'0") (7.47m x 5.49m)** accessed via 19ft wide powder coated aluminium double glazed Crittall style bi-folding doors from the family/dining room, seamlessly linked and level and with south-westerly orientation. Designed for ease of maintenance with built-in L shaped seating area and raised height borders. Circular brick island with mature Olive tree. Enclosed on all three sides by a combination of brick, stone and rendered walls. A pair of double power sockets, external lighting and outside water tap. Pedestrian gate opening to the side elevation onto Lower Redland Road. Personal door to:-

**DETACHED GARAGE: (20'8" x 10'1") (6.30m x 3.07m)** part vehicular wooden double doors opening onto Lower Redland Road. Light and power connected. Mezzanine level with two Velux windows and multi-paned window to the front elevation.

## 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.

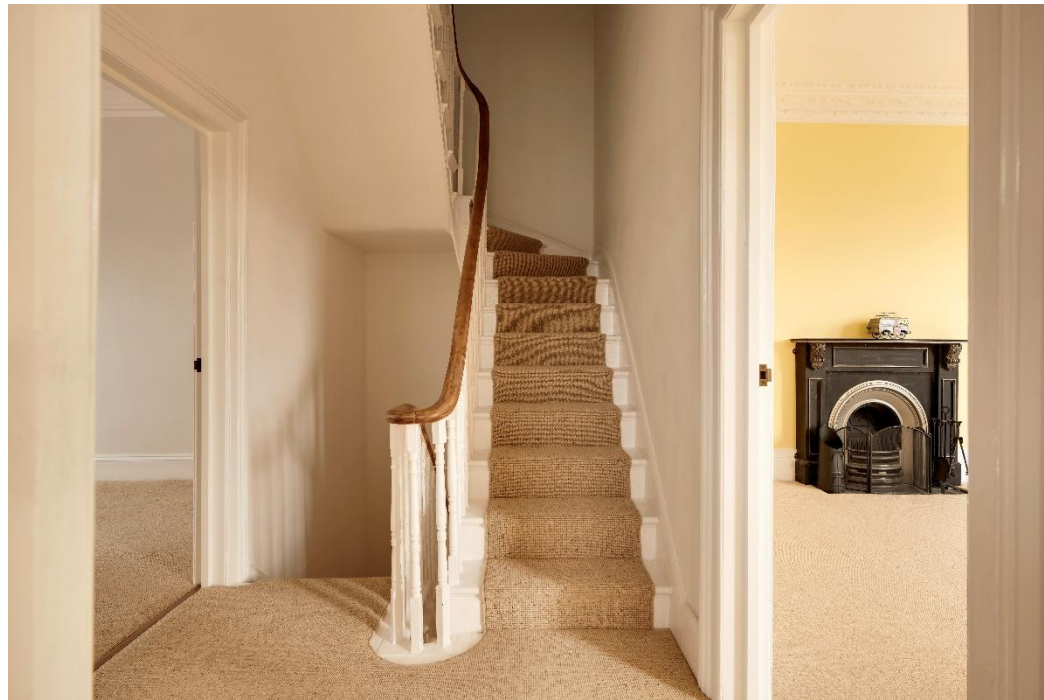
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### 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	70 C	79 C
55-68	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.



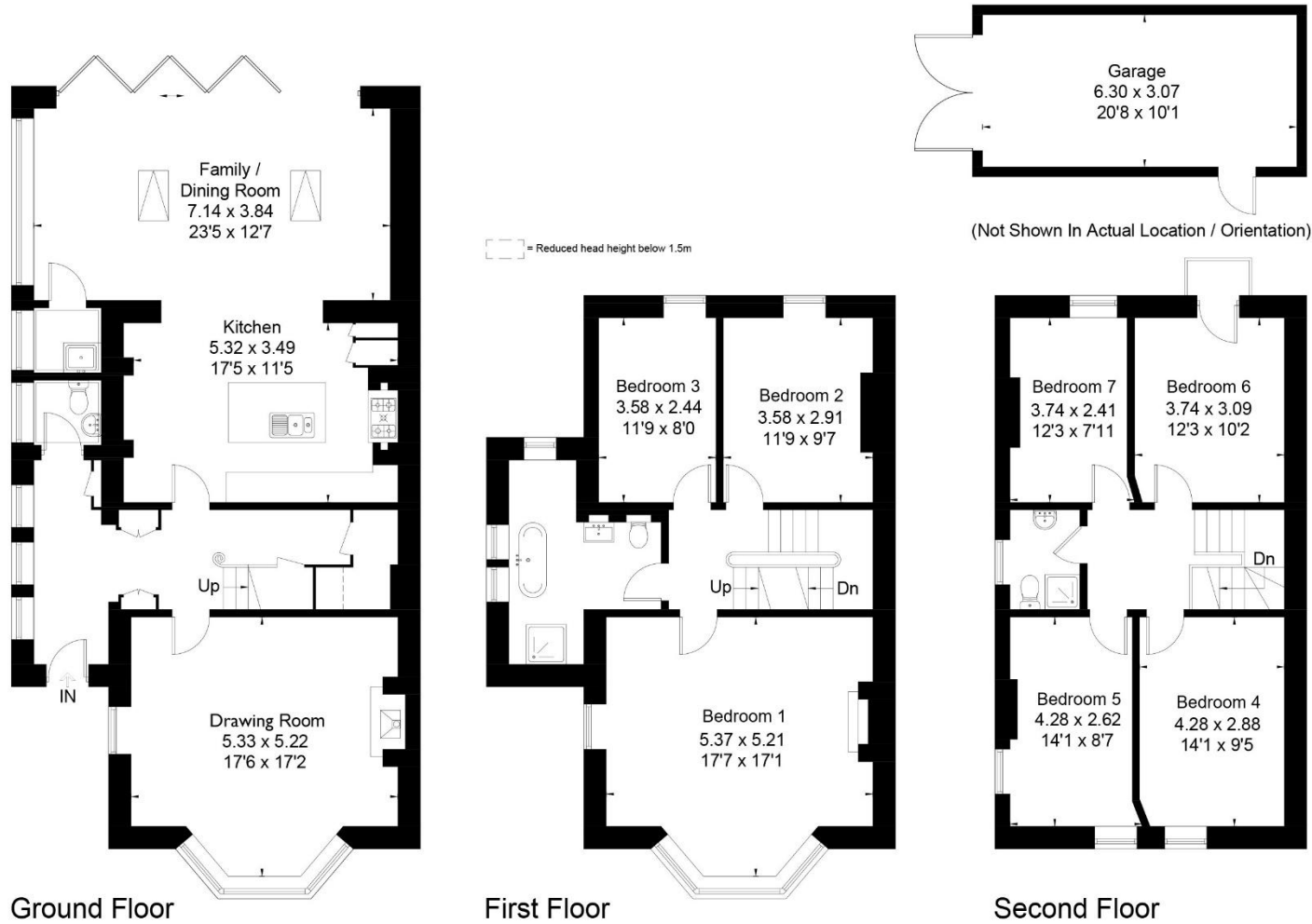


# 1 East Shrubbery Bristol, BS6 6SX

Approximate Floor Area = 225.3 sq m / 2425 sq ft

Garage = 19.2 sq m / 207 sq ft

Total = 244.5 sq m / 2632 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109718