



The Coach House, 73 Worrall Road
Offers Over £650,000

RICHARD
HARDING



The Coach House, 73 Worrall Road, Clifton, Bristol, BS8 2TU

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Enjoying a favoured location less than a hundred yards of the Downs in Clifton - a well-balanced, 2 bedroom, 2 bath/shower room, single storey former coach house residence having 2 reception rooms and separate kitchen/breakfast room with a lovely private southerly aspect walled garden and integral garage. **PLANNING PERMISSION** granted to demolish the existing structure and build a state-of-the-art part two-storey replacement dwelling.

Prime location: a quiet friendly neighbourly road with the beautiful Downs nearby just along the road with St John's Primary School, Clifton College and Whiteladies Road all within a few hundred yards. A little further afield but with easy access are found Clifton Village, Bristol University and the Park Street/Triangle environs, main hospitals, a good selection of state and independent schools including Bristol Grammar and Clifton High together with the city centre shopping, business and commercial districts and the waterfront area.

Our vendor clients acquired the property over 25 years ago, since which time it has been tenanted. In 2022, with downsizing from a much larger property nearby in mind, Moon Design were engaged to draw up and submit plans for an imaginatively designed and cleverly conceived replacement part two-storey 3 bedroom, 3 bath/shower room dwelling (Application no: 24/04093/F).

Existing Accommodation: entrance vestibule, reception hall, sitting room, dining room, kitchen/breakfast room, 2 bedrooms (one with en-suite shower room), family bathroom.

Proposed Accommodation: hall, reception hall, back hall, kitchen/dining room, living room, office, double bedroom with en-suite shower room, shower room, utility, pantry. Turning staircase rising to first floor with landing, two further double bedrooms, family bathroom.

In both instances, the integral garage would remain as would the gorgeous southerly facing walled rear garden.

Opportunities like this are seldom available especially in this location, and whilst the property will likely be of interest to those seeking to construct their own home, the existing dwelling would provide a lovely home following a sympathetic upgrade.





GROUND FLOOR

APPROACH: from the pavement, an open-fronted porch with ceiling light point. Solid wood panelled front door opening to:-

ENTRANCE HALL: moulded skirtings, ceiling light point. Door with moulded architraves, opening to:-

SEPARATE WC: low level flush wc, corner wash hand basin with hot and cold water taps and splashback tiling, radiator, raised height obscure glazed window to the front elevation, ceiling light point.

RECEPTION HALL: moulded skirtings, radiator, ceiling light point. Open archway through to the dining room. Door to integral garage. Obscure glazed casement door with moulded architraves, opening to:-

SITTING ROOM: (17'7" x 11'10") (5.36m x 3.61m) central double opening doors with windows to either side enjoying a south-westerly orientation overlooking and opening to the garden. Moulded skirtings, fireplace with marble surround and hearth, recesses to either side of the chimney breast, two radiators, ceiling light point. Door with moulded architraves, opening to:-

BEDROOM 2: (11'10" x 7'11") (3.61m x 2.41m) south-west facing window overlooking the garden, moulded skirtings, radiator, ceiling light point.

DINING ROOM: (11'10" x 10'8") (3.61m x 3.26m) large south-east facing window overlooking the garden, moulded skirtings, radiator, ceiling light point. Doors with moulded architraves, opening to:-

BATHROOM/WC: (7'5" x 5'4") (2.26m x 1.63m) panelled bath with hot and cold water taps, low level flush wc, pedestal wash hand basin with hot and cold water taps, raised height obscure glazed window to the front elevation, ceiling light point, radiator, double opening storage cupboard with shelving.

BEDROOM 1: (19'11" x 9'0" measurements including en-suite shower) (6.07m x 2.74m) window to the side elevation, moulded skirtings, two wall light points, two built-in wardrobes with cupboards above, radiator. Open doorway to:-

En-Suite Shower/WC: walk-in shower cubicle with wall mounted shower unit and handheld shower attachment, pedestal wash hand basin with hot and cold water taps, tiled flooring, ceiling light point.

KITCHEN/BREAKFAST ROOM: (17'0" x 9'1") (5.18m x 2.76m) comprehensively fitted with an array of base and eye level units combining drawers and cabinets. Roll edged wood effect worktop surfaces, stainless steel 2 ½ bowl sink with swan neck mixer tap over, space for tall fridge/freezer, space for electric oven, space for dishwasher, breakfast bar, radiator, windows to the side and rear elevations, two ceiling light points, wall mounted Vaillant gas fired combination boiler. Part multi-paned wooden door overlooking and opening externally to the rear garden.

OUTSIDE

INTEGRAL GARAGE: (16'10" x 8'7") (5.13m x 2.62m) metal up and over door, light and power connected, wall mounted meter boxes, space and plumbing for washing machine.

REAR GARDEN: (38ft x 24ft) (11.58m x 7.32m) enjoying a south-easterly orientation and south-westerly side aspect and set within stone walls. Accessed internally via the kitchen/breakfast room and sitting room. There is a generous paved sitting out area with ample space for garden furniture, potted plants and barbecuing etc. Furthermore, a level section of lawn with deep shrub borders featuring an array of flowering plants, mature shrubs and fruit trees. The garden continues to one side of the house with raised shrub border.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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.



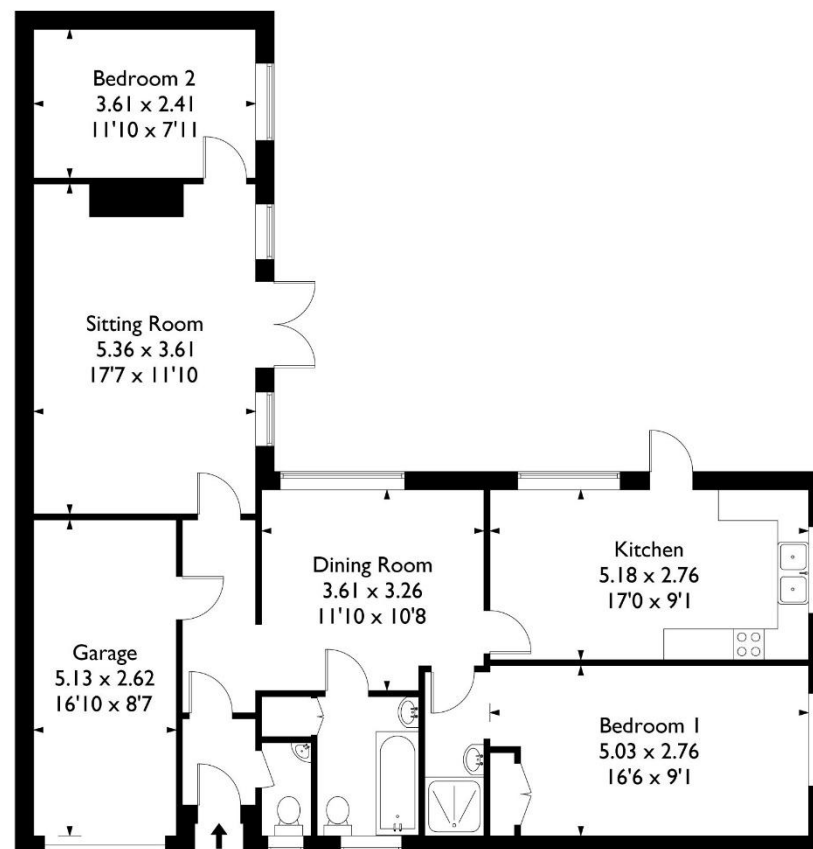


Worrall Road, Clifton, Bristol BS8 2TU

Approximate Gross Internal Area 84.80 sq m / 911.80 sq ft

Garage Area 13.40 sq m / 144.70 sq ft

Total Area 98.20 sq m / 1056.50 sq ft



Ground 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.