



39 Manor Park, Redland
Guide Price £1,050,000

RICHARD
HARDING



39 Manor Park,

Redland, Bristol, BS6 7HL

RICHARD
HARDING

An incredibly spacious 6 bedroom, 2 reception room Victorian home in the heart of Redland, enjoying excellent room proportions throughout, wonderful high ceilings and useful cellar storage space.

Key Features

- Convenient location high up in Redland within close proximity to Durdham Downs and handy for the shops, cafes and restaurants of Blackboy Hill/Whiteladies Road as well as the local shops and eateries on Coldharbour Road and North View. Also within 350 metres of Westbury Park Primary School and 600 metres of Redland Green School, making it an attractive proposition for families.
- **Ground Floor:** entrance vestibule flows through into an entrance hallway with stairs down to the storage cellar and doors off to the sitting room and spacious dining room, which in turn flows through into the kitchen/breakfast room and utility room.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.
- **Second Floor:** bedroom 4, bedroom 5, bedroom 6 and further family bathroom.
- Sold for the first time in 38 years, this attractive and roomy period house retains plenty of character, whilst offering further exciting scope for cosmetic personalisation.





GROUND FLOOR

APPROACH: via garden gate and pathway leading beside a small front courtyard garden to several steps leading up to the main front door of the house into the:-

ENTRANCE VESTIBULE: high ceilings and an attractive original stained glass door with stained glass panels beside and over leading to:-

ENTRANCE HALLWAY: original period staircase rising to the first floor landing. Door beneath the stairs accessing a staircase descending to the lower ground floor. High ceilings with ceiling coving. Radiator. Doors off to sitting room, dining room/reception 2 and recessed storage cupboard.

SITTING ROOM: (front) (18'11" x 14'1") (5.76m x 4.28m) bay fronted sitting room with high ceilings, ceiling corning, picture rail, central ceiling rose, wood burning stove with marble surround and mantle, radiator, book shelving to chimney alcove. Wide bay to front comprising four sash windows.

DINING ROOM/RECEPTION 2: (21'11 x 12'0") (6.67m x 3.67m) an impressive reception room with a wide bay to rear elevation comprising three sash windows, one of which has a stable door beneath providing access out onto the rear garden. Exposed stripped floorboards, high ceilings, ceiling coving, picture rail. Wall opening with two steps leading down and connecting through to the kitchen.

KITCHEN: (13'9" x 8'6") (4.18m x 2.59m) a basic range of hand-built kitchen units with granite worktops over, chimney recess with space for range cooker. Laminated flooring, inset spotlight. Door accessing utility room which in turn leads out to the rear garden.

FIRST FLOOR

LANDING: a generous landing with doors off to bedroom 1, bedroom 2, bedroom 3 and the family bathroom.

BEDROOM 1: (front) (16'7" x 12'7") (5.05m x 3.83m) a large double bedroom with high ceilings, ceiling coving, 3 sash windows to front, cast iron period fireplace and a radiator.

BEDROOM 2: (rear) (21'7" x 12'7") (6.59m x 3.83m) a large double bedroom with high ceilings, ceiling coving, plenty of natural light provided by the wide bay window to rear comprising of three sash windows offering views over rear and neighbouring gardens.

BEDROOM 3: (off mezzanine half-landing) (12'2" x 8'6") (3.70m x 2.60m) a single bedroom with two sash windows to rear and a radiator.

BATHROOM/WC: a white suite comprising of a panelled bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, corner cupboard housing the modern gas central heating boiler. Radiator, tiled floor, part tiled walls and two sash windows to front elevation.



SECOND FLOOR

LANDING: a large skylight window providing plenty of natural light through the landing and stairwell. Doors off to bedroom 4, bedroom 5, bedroom 6 and a second bathroom.

BEDROOM 4: (front) (15'7" max into dormer x 12'10" max into chimney breast) (4.75m x 3.91m) a double bedroom with large dormer to front comprising two sash windows. Radiator and low level eaves storage cupboards.

BEDROOM 5: (rear) (14'7" x 12'10") (4.45m x 3.91m) a double bedroom with a dormer to rear comprising of sash window offering fabulous cityscape views over the rooftops of the surrounding area. Radiator and eaves storage cupboard.

BEDROOM 6: (off mezzanine half-landing) (11'8" x 8'6") (3.55m x 2.60m) a further bedroom with radiator and low level sash window to rear.

BATHROOM 2/WC: panelled bath, low level wc, sink and a high level double glazed window to front.



LOWER GROUND FLOOR

CELLAR: (13'2" x 13'0") (4.01m x 3.95m) steps descend into a useful cellar storage space (ceiling height of approx. 5'10" (1.78m) with independent access from the front, making it useful for bicycle storage etc. and offering further potential for uses or conversion subject to consents and if required.

OUTSIDE

FRONT GARDEN: small courtyard front garden with steps down to a door accessing the cellar storage space.

REAR GARDEN: charming and tranquil courtyard rear garden primarily laid to stone paving with attractive period stone boundary walls, built in barbeque and raised brick lower borders containing various trees and shrubs.

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:

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:

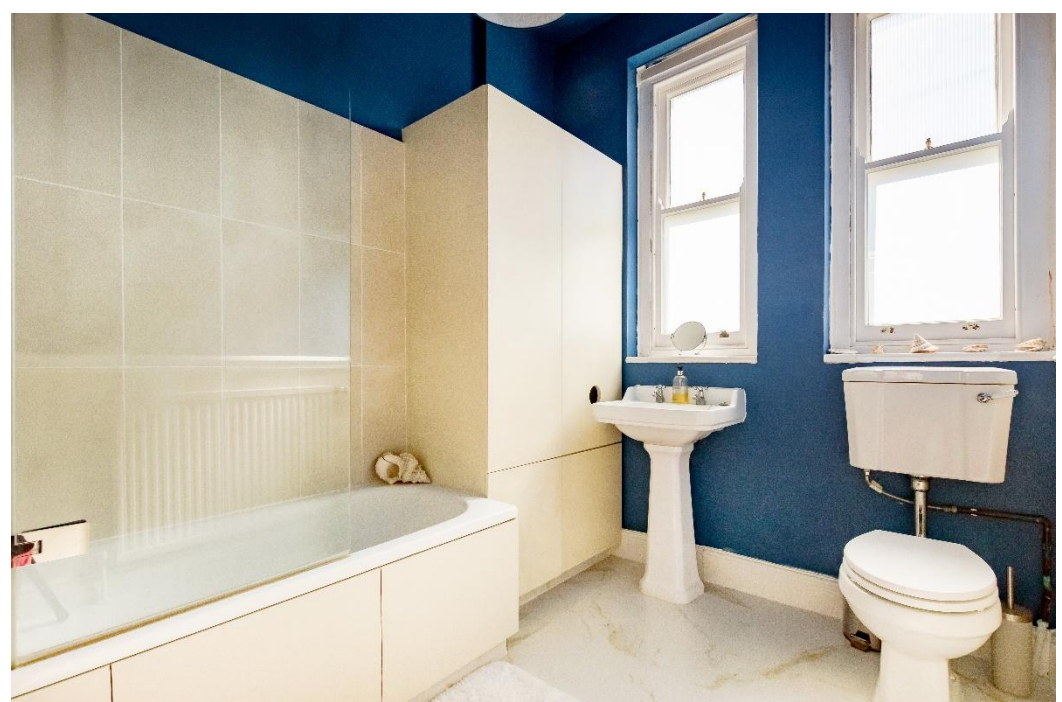
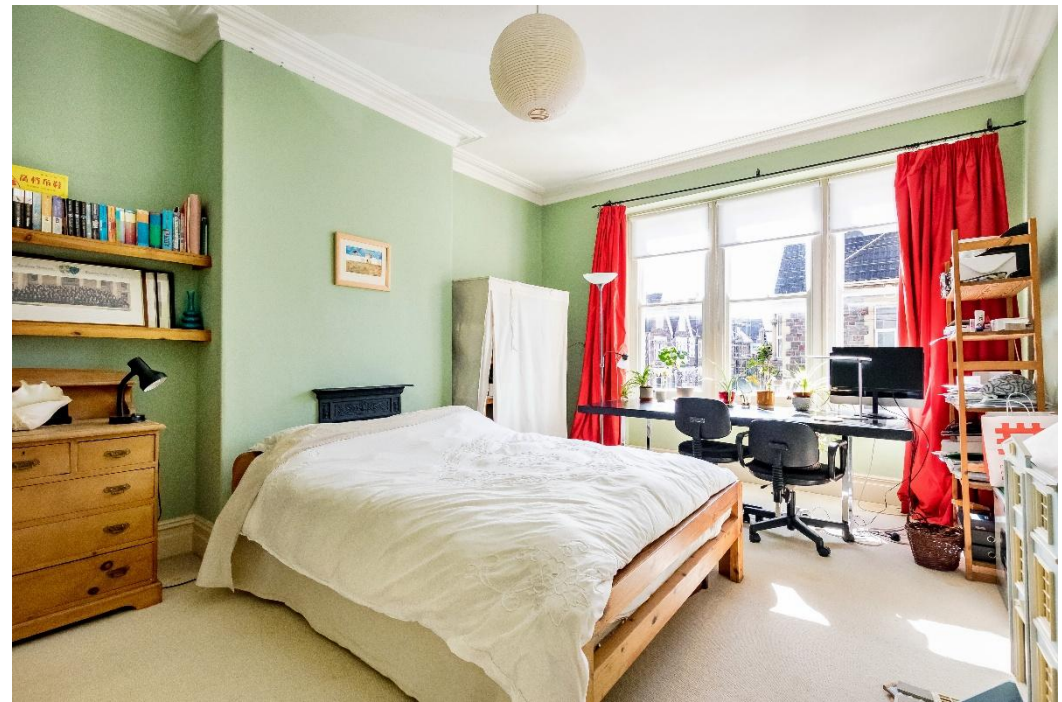
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

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		79 C
55-68	D	65 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.





Manor Park, Redland, Bristol BS6 7HL

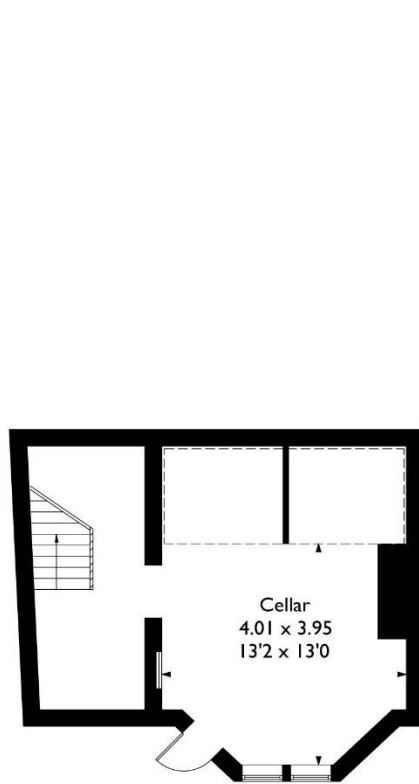
Approximate Gross Internal Area 206.9 sq m / 2227.1 sq ft

Basement Area 33 sq m / 355 sq ft

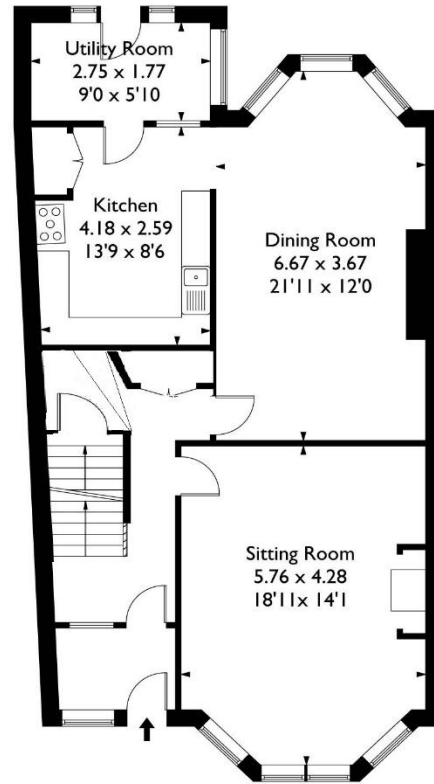
Total Area 239.9 sq m / 2582.1 sq ft



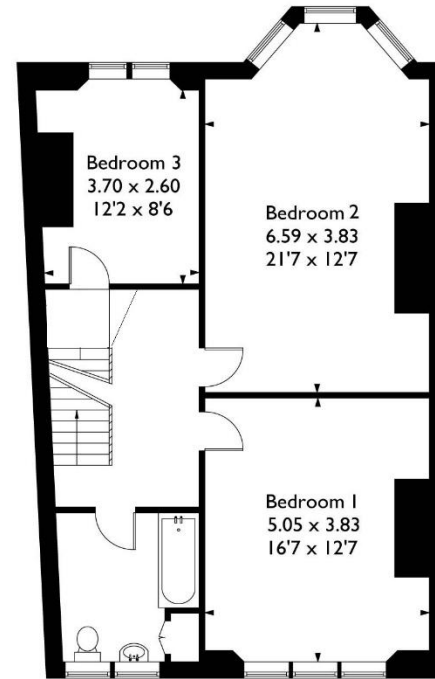
 = Reduced headroom below 1.5m / 5'0"



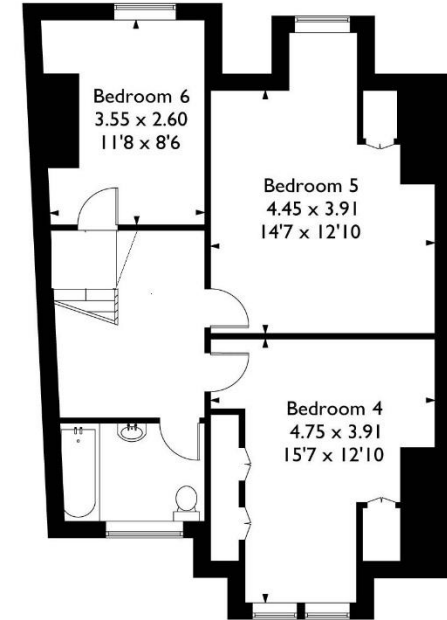
Basement



Ground Floor



First 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.