



19a Wellington Park, Clifton

Guide Price £1,695,000

RICHARD  
HARDING



# 19a Wellington Park,

Clifton, Bristol, BS8 2UR

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A handsome large Victorian semi-detached family home in a highly regarded peaceful side street in Clifton, close to the Downs and Whiteladies Road. Further benefiting from versatile lower ground floor accommodation, ample storage, a beautiful south-easterly facing rear garden, the rare advantage of off-road parking and a good sized garage.

## Key Features

- Prime location on a neighbourly and highly convenient position, close to the excellent shops, restaurants, bus connections and weekly farmers market on Whiteladies Road. The expansive green open spaces of the Downs are just a short stroll away, and the property is within easy reach of excellent schools, including Bristol Grammar, Clifton High, Clifton College and St. Johns Primary School.
- Plenty of period character and wonderful room proportions throughout add to this character home's peaceful and welcoming atmosphere.
- A superb Clifton home with flexible and well-arranged accommodation, perfect for growing families.





## **GROUND FLOOR**

**APPROACH:** via garden gate and pathway with several steps leading up to the attractive main entrance to the house.

**ENTRANCE VESTIBULE:** built in bench seat with storage beneath, tiled floor, high ceilings with inset spotlights, window providing natural light, and a low level radiator. There is a part glazed door leading through into the entrance porch and entrance hallway.

**ENTRANCE PORCH:** tiled floor with Velux skylight windows over and further windows to side, radiator, and part stained glass period door leading through into the main entrance hallway. Further door leads off to a ground floor cloakroom/wc.

**ENTRANCE HALLWAY:** central impressive entrance hallway with an original staircase rising to first floor landing and original ceiling cornicing, central ceiling rose, radiator with decorative cover, wood flooring, built in book casing. Doors leading off to the sitting room, home office and kitchen/dining room. At the end of the hallway stairs also descend to the flexible lower ground floor accommodation.

**SITTING ROOM:** (17'2" x 15'2" ) (5.22m x 4.63m) a lovely bright reception room with two south-easterly facing large sash windows to rear, overlooking the rear garden. High ceilings with original ceiling cornicing and central ceiling rose. Period style fireplace with gas living flame fire, slate hearth, marble surround and mantle. Radiators and built in storage cupboards.

**KITCHEN/DINING ROOM:** (21'11" x 18'6") (6.67m x 5.64m) large sociable family kitchen at the front of the property spanning the width of the house with a hand built painted fitted kitchen with granite worktops over, inset double bowl ceramic sink with water softener and drainer unit, feature chimney recess with range cooker, integrated dishwasher, integrated fridge and microwave, central peninsular unit with breakfast bar, ample space for dining and seating furniture, ceilings with original cornicing and central ceiling rose. Bay window to front comprising of three sash windows with further sash window in the kitchen area, period fireplace with marble surround, wood flooring and radiators.

**CLOAKROOM/WC:** a low level wc with concealed cistern, wash hand basin, recessed cloaks cupboard with built in shelving and coat hooks, high ceilings with inset spotlights, tiled floor, radiator, windows to rear and side.

**STUDY:** (15'3" x 4'6") (4.65m x 1.36m) a useful study space tucked away at the end of the entrance hallway with a large sash window overlooking the rear garden, built in corner desk, contemporary upright radiator, and high ceilings with ceiling coving.

## **FIRST FLOOR**

**LANDING:** doors off to bedroom 1, bedroom 2, large family bathroom/shower/wc and a dressing room (or further bedroom). Staircase also continues up to the second floor, radiator and wall mounted control panel for the underfloor heating in the bathroom.

**BEDROOM 1:** (18'5" x 12'8") (5.62m x 3.86m) a wonderful principal bedroom suite with a large bay fronted bedroom with high ceilings, ceiling coving, three sash windows to front, exposed stripped floorboards. Doors off to the dressing room and en-suite shower room/wc.

**Dressing Room:** (14'10" x 8'11") (4.52m x 2.72m) a large dressing room with high ceilings, ceiling coving, sash window to front, exposed stripped floorboards and a radiator. Built in wardrobes.

**En-Suite Shower Room/WC:** a shower room with walk-in shower with system fed dual headed shower, low level wc, wall mounted wash basin, tiled floor with underfloor heating, part tiled walls, inset spotlights, extractor fan, and sash window to rear.

**BEDROOM 2:** (15'3" x 10'8") (4.64m x 3.25m) double bedroom with high ceilings, ceiling coving, sash window to rear, period fireplace, radiator and exposed stripped floorboards.

**FAMILY BATHROOM/WC:** a generous family bathroom (size of the double bedroom) with a walk in oversized shower area with system fed rain head shower, free standing clawfoot bath with central mixer taps and shower attachment, low level wc, wash hand basin, high ceilings with ceiling coving, central ceiling rose, tiled floor with underfloor heating, radiator, sash window to rear and sliding doors accessing a useful recessed linen/airing cupboard.

## **SECOND FLOOR**

**LANDING:** a spacious landing with door off to large recessed storage area and boiler cupboard, housing the gas central heating boiler and pressurised hot water tank. Velux skylight windows pouring natural light through the landing and stairwell. Doors lead off the landing to bedroom 3 and bedroom 4.

**BEDROOM 3:** (21'11" x 17'6") (6.67m x 5.32m) a large double bedroom with dormer window to front and further Velux skylight window to side, useful eaves storage cupboard and a built-in wardrobe.

**BEDROOM 4:** (18'10" x 12'6") (5.75m x 3.81m) double bedroom with dormer window to rear and further Velux skylight window to rear, and a radiator.





## LOWER GROUND FLOOR

Fabulous versatile accommodation, perfect for guest accommodation, for dependant relatives etc. Comprising its own entrance through a large covered walkway through from the front to the rear of the property giving excellent covered storage space for bicycles, garden equipment etc as well as a secured gated path straight through to the rear garden, handy when doing gardening and building work. An open landing leading through to a garden room, further reception 2/family room, bedroom 5, utility room and ground floor shower room.

**RECEPTION 2/FAMILY ROOM:** (18'3" x 12'8") (5.55m x 3.86m) bay fronted reception room with three sash windows to front, overlooking the front garden. An attractive period fireplace with marble surround. Wood flooring and contemporary upright radiators.

**GARDEN/LIVING ROOM:** (14'7" x 12'8") (4.45m x 3.86m) a bright reception space with sash window to rear and further part glazed door to rear, accessing the south-easterly facing rear garden. Folding doors lead off this reception space to a utility room/garden kitchen. Built in units, sink with water filter system and various storage cupboards, as well as independent access through to the garden, inset spotlights and radiator.

**BEDROOM 5:** (14'7" x 8'5") (4.45m x 2.56m) double bedroom with sash windows to front overlooking the front garden, inset spotlights, wood flooring and a contemporary upright radiator.

**SHOWER ROOM/WC:** useful ground floor shower room with walk in wet room shower area with system fed shower, corner wc, glass bowl style sink, radiator, mosaic tiled floor and built in shelving.

## OUTSIDE

**FRONT GARDEN:** a pretty walled front garden with tasteful landscaping and well stocked planting areas, steps leading down to the independent lower ground floor entrance and a few steps leading up to the impressive main entrance to the house.

**REAR GARDEN:** a recently landscaped beautiful walled south-easterly facing rear garden enjoying much of the day's sunshine, with a paved seating area closest to the property, lawned sections and further paved seating area at the bottom of the garden and a garden shed. There are flower borders containing various shrubs and plants, garden shed and attractive period stone boundary walls.

**GARAGE AND OFF-STREET PARKING:** the property has the rare advantage of a good-sized garage (15'6 x 14'1") located just yards from the property, it is the right hand of the rank of 3 garages and is the only one in which also provides off road parking in front of the garage.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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:**

- 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		73 C
55-68	D		
39-54	E	46 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.





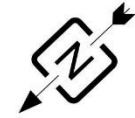
# Wellington Park, Clifton, Bristol BS8 2UR


Approximate Gross Internal Area 328.9 sq m / 3540.1 sq ft

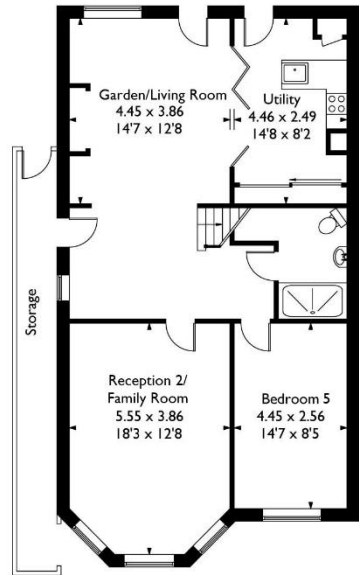
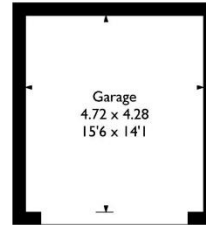
Garage Area 20.2 sq m / 217.4 sq ft

Total Area 349.1 sq m / 3757.5 sq ft

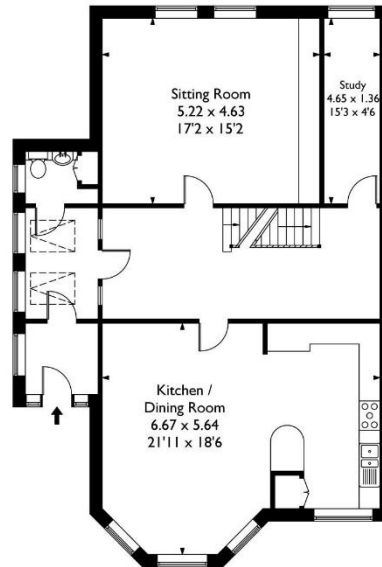
(Excludes Storage Area)



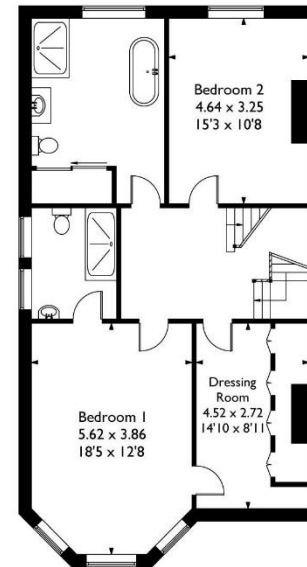
 = Reduced headroom below 1.5m / 5'0"



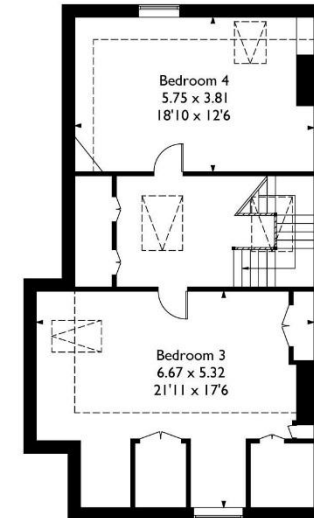
Lower  
Ground Floor



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.