



39 Berkeley Road, Bishopston
Guide Price £1,250,000 - £1,350,000

RICHARD
HARDING



39 Berkeley Road,

Bishopston, Bristol, BS7 8HF

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A substantial and most attractive, 6 double bedroom, 3 bath/shower room, end of terrace Victorian period family home, circa 2,950 sq.ft., having off-street parking, integral garage and 120ft rear garden with garden office, located within 630 metres of Redland Green Secondary School.

This imposing home was built in 1870. The front door opens into a spacious entrance hallway with ornate central ceiling arch, tessellated tiled flooring, and stained-glass window to the side elevation. A doorway leads into a useful boot room with wc and utility area. At the front of the property is an elegant reception room with a high ceiling, wide bay having large double glazed sash windows and half height working shutters, ornate moulded cornicing, ornate rose and period fireplace. At the rear is a dining room again with period fireplace and walkway through to beautifully designed kitchen extension. This well-designed timber and glass structure makes the most of the views across the garden at the rear and provides plenty of natural light. The kitchen is fitted with duck egg blue units, granite worktop surfaces, Belfast style sink, solid wood breakfast bar and a tiled flooring with underfloor heating. A further walkway leads to the family room with wood burner and doors that open up on to the rear garden.

A staircase leads up through the property with a master bedroom at the front of the first floor with a fireplace, fitted wardrobing and additional built-in wardrobe. The second bedroom sits on the other side of the hallway with the third bedroom beyond, which is effectively two connected rooms having an en-suite shower room. Centrally positioned is a stylish family bathroom with roll top bath, separate shower, and windows to two elevations. The staircase continues up to the original top/second floor of the house with two further double bedrooms which both have far reaching views and lovely vistas; the rear bedroom has an en-suite shower room while there is a separate w/c accessed from the top floor landing.

On the ground floor, a door leads from the rear of the dining room to a usable basement room with period fireplace and light well. A corridor then leads to the front of the property where there is an integral garage with an up and over door. While it is currently used for storage there is room for a vehicle which is supplemented with an off-road parking space in front of the garage door.

At the rear of the property there is a very special 120ft garden which is a calm oasis in the heart of the city. Features include a patio seating area, lawn, garden office with light power and Cat 5 cabling.

A well-proportioned, versatile family home which combines access to all the amenities of the city with a garden which has a genuine country feel together with lovely vistas from the upper floors.





GROUND FLOOR

APPROACH: from the pavement, there are impressive gate pillars with wooden gate opening onto a pathway leading alongside the house to:-

OPEN-FRONTED PORCH: double glazed windows on two side, stone steps ascending to a solid wood panelled front door with brass door furniture and fanlight, opening to:-

RECEPTION HALL: a most welcoming introduction with tessellated tiled flooring and stained glass window to the side elevation. Elegant turning staircase ascending and descending to the first floor and lower ground floor levels with ornately carved spindles and mahogany handrail. Tall moulded skirtings, simple moulded cornice, ornate central ceiling arch, two ceiling light points, radiator. Panelled doors with moulded architraves opening to:-

BOOTROOM/UTILITY/CLOAKROOM: a continuation of the tessellated tiled flooring, low level dual flush wc, wash hand basin with double opening cupboard below, useful storage cupboards (one with space for tumble dryer), fitted shelving, tall moulded skirtings, radiator, coat hooks, picture rail, simple moulded cornice, ceiling light point. Wall mounted Vaillant gas fired combination boiler. Part glazed stable style door with overlight opening externally to the side elevation.

DRAWING ROOM: (18'7" x 14'7") (5.66m x 4.45m) wide bay window to the front elevation comprising three wooden multi-paned double glazed sash windows with half height shutters. Central period fireplace with open fire, cast iron surround, ornate Carrara marble mantelpiece and slate hearth. Recesses to either side of the chimney breast (one with fitted book shelving), moulded skirtings, picture rail, ornate moulded cornice, ornate ceiling rose with light point, two radiators. Panelled door with moulded architraves opening to:-

ANTE-CHAMBER: base level units and drawers plus eye level shelving, raised height shelf, wall light point. Door with moulded architraves opening to:-

DINING ROOM: (13'6" x 11'9") (4.11m x 3.58m) central period fireplace with coal effect gas fire, cast iron surround, ornately carved wooden mantelpiece and slate hearth. Arched recesses to either side of the chimney breast and both with wall light points. Solid oak flooring, tall moulded skirtings, picture rail, simple moulded cornice, ornate ceiling rose with light point, radiator. Panelled door returning to the reception hall. Walkway through to:-

KITCHEN/BREAKFAST ROOM: (17'11" x 11'6") (5.46m x 3.51m) comprehensively fitted with an array of base and eye level units in a shaker style combining drawers, cabinets and shelving. Roll edged granite worktop surfaces with matching upstands, undermount double sink with mixer tap over. Solid wooden worktop surface to the peninsula breakfast bar. High sloping double glazed roof with exposed beams, tiled flooring with underfloor heating, moulded skirtings, wooden double glazed casement windows overlooking the rear garden with triangular overlight. Integral range cooker with 6-ring gas hob, bevel edged tiled splashback and stainless steel canopy extractor hood. Integral dishwasher, spotlight lighting on ladder rails, exposed stone wall. Open walkway through to:-

FAMILY ROOM: (20'5" x 8'11") (6.22m x 2.72m) part double glazed wooden double doors with side panels overlooking and opening externally to the rear garden. Wood burning stove set into chimney recess on a slate hearth with wooden mantelpiece over. Recesses to either side of the chimney breast (one with fitted book shelving), solid oak flooring, vertical style column radiator, simple moulded cornice, inset ceiling downlights, moulded skirtings, additional shelving.

FIRST FLOOR

LANDING: turning staircase ascending to the second floor enjoying natural light via a high level Velux window. Moulded skirtings, radiator, ceiling light point. Panelled doors with moulded architraves opening to:-

BEDROOM 1: (16'1" x 14'7") (4.90m x 4.45m) wooden double glazed multi-paned sash window to the front elevation with far reaching views towards the city. Ornate cast iron fireplace with slate hearth and recesses to either side of the chimney breast (one with fitted wardrobes and cupboards above), two radiators, moulded skirtings, picture rail, ceiling light point. Built in wardrobe with vent, hanging rail and wall light point.

BEDROOM 2: (11'10" x 9'10") (3.61m x 2.99m) double glazed multi-paned sash window to the rear elevation, period fireplace with slate hearth, recesses to either side of the chimney breast (one with built in cupboards, the other with shelving), moulded skirtings, raised height internal windows, picture rail, two ceiling light points, radiator.

BEDROOM 3: (19'10" x 9'0") (6.05m x 2.74m) wooden double glazed multi-paned sash window overlooking the rear garden, two Velux windows with fitted blinds, ornate cast iron fireplace with slate hearth, generous fitted book shelving, moulded skirtings, ornate ceiling rose with light point, wall light point, vertical column style radiator. Airing cupboard housing megaflo hot water cylinder. Panelled door opening to:-

En-Suite Shower Room: low level dual flush wc, wall mounted wash hand basin with splashback tiling, shower cubicle with wall mounted shower unit and handheld shower attachment, obscure double glazed window to the side elevation, skylight window, inset ceiling downlight.

FAMILY BATH/SHOWER ROOM: (16'10" x 4'11") (5.13m x 1.50m) wooden double glazed multi-paned sash windows to the front and side elevations, additional obscure double glazed window to the side elevation. Freestanding rolltop bath on ball and claw feet with mixer tap and telephone style shower attachment. Dual flush wc. Pedestal wash hand basin. Walk-in style shower with wall mounted electric shower unit and handheld shower attachment. Towel rail/radiator, extractor fan, three ceiling light points, vertical style column radiator.



SECOND FLOOR

GALLERIED LANDING: part-galleried over the stairwell enjoying natural light via the aforementioned Velux window. Moulded skirtings and ceiling light point. Panelled doors with moulded architraves opening to:-

BEDROOM 4: (16'4" x 13'10") (4.98m x 4.22m) open vaulted ceiling with two Velux windows and blinds, wooden double glazed multi-paned sash window to the front elevation with far reaching views towards the city. Ornate cast iron fireplace with slate hearth having shelving and built in wardrobes to either side. Raised height storage cupboard, moulded skirtings, two ceiling light points, radiator.

BEDROOM 5: (13'6" x 12'3") (4.11m x 3.73m) wooden double glazed multi-paned sash window overlooking the rear garden with rooftop view beyond. Vaulted ceiling, Velux window and fitted blind. Two radiators, internal windows over the stairwell, two ceiling light points. Door to:-

En-suite Shower Room: (6'8" x 3'6") (2.03m x 1.07m) tiled flooring, walk-in style shower with wall mounted shower unit, handheld shower attachment and an overhead waterfall style shower, heated towel rail/radiator, wall light point, Velux window.

SEPARATE WC: low level dual flush wc, hand basin with mixer tap and pull out drawers below, tiled flooring, tiled walls to dado height, Velux window, wall light point, internal obscure glass block window.

LOWER GROUND FLOOR

HALL: understairs storage space, ceiling light point, glass block internal window through to bedroom 6. Part-glazed wood panel door opening to:-

BEDROOM 6: (14'1" x 11'5") (4.30m x 3.48m) casement window to the rear elevation with borrowed light, period fireplace with decorated tiled slips and slate hearth, recesses to either side of the chimney breast, radiator, inset ceiling downlight, extractor fan. Door to:-

INNER HALL: ceiling light point, fitted shelving. Door to:-

INTEGRAL GARAGE: (18'9" x 14'3") (5.72m x 4.34m) remote electronic up and over door, light and power connected, wall mounted main switchboard control.

OUTSIDE

OFF-STREET PARKING: brick paved off-street parking for 2 cars via double vehicular wooden gates in turn providing access to the integral garage. Stone steps ascend to the pathway with deep shrub borders and pedestrian gate alongside the house providing part covered access to the:-

REAR GARDEN: (120ft x 26ft) (36.58m x 7.92m) secondary gate side access to the front elevation. Accessed internally via the family room with steps down to sitting out area having ample space for garden furniture, potted plants and barbecuing etc. Brick paved pathway then sweeps through the garden with level sections of lawn and borders further enclosed by timber fencing on one side and brick wall on the other. At the rear of the garden there are vegetable beds, useful shed and greenhouse. At the tail end of the garden there is a further sitting out area with access to:-

GARDEN OFFICE: (14'3" x 9'4") (4.34m x 2.84m) dual aspect with wooden double glazed window to the front and side elevations, access via part glazed wooden door, high sloping ceiling with Velux window, mezzanine storage area, fitted book shelving, light and power connected (having cat 5 cabling).

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

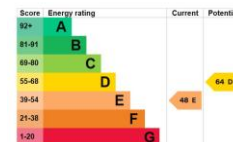
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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.



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



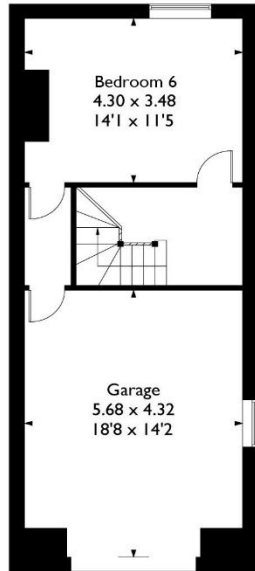


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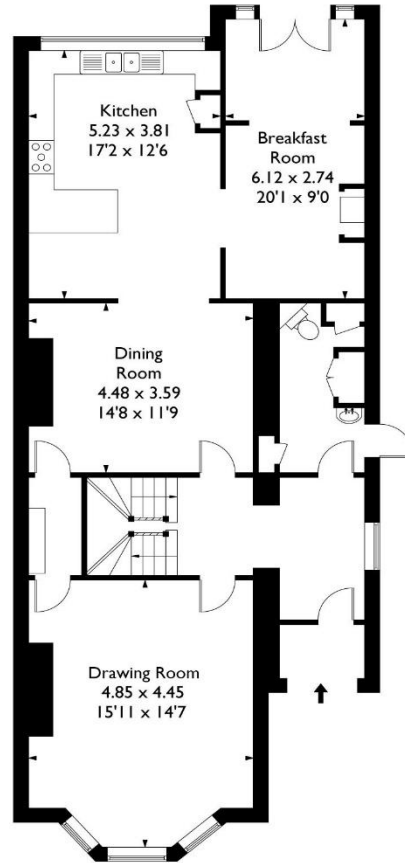
Approximate Gross Internal Area 255.90 sq m / 2753.90 sq ft

Garage / Garden Office Area 36.80 sq m / 396.30 sq ft

Total Area 292.70 sq m / 3150.20 sq ft



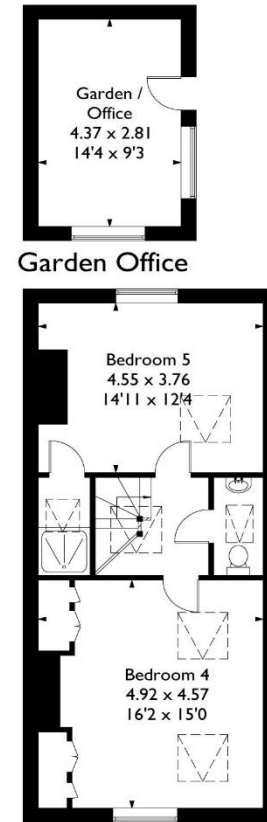
Lower
Ground Floor



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.