



21 Limerick Road, Redland

Guide Price Range £1,500,000 - £1,575,000

RICHARD  
HARDING



# 21 Limerick Road,

Redland, Bristol, BS6 7DY

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An engaging, handsome and large 5 bedroom, 3 reception room, Victorian semi-detached family home situated on one of Redland's most sought after roads, within just 300 metres of Redland Green School. Further benefitting from front and rear gardens and a generous cellar storage space.

## Key Features

- Sympathetically styled and presented by the current owners, retaining many original features and showing off the property's wonderful character, including large sash windows and some original fireplaces.
- Situated on a leafy quiet tree-lined road in the heart of Redland, within just 300 metres of Redland Green School and nearby green spaces of Redland Green and Cotham Gardens Park, whilst also being within reach of Redland train station and the wonderful shops, cafes, restaurants and Little Waitrose supermarket of Gloucester Road.
- **Ground Floor:** impressive entrance porch with stained glass door accessing a central reception hallway, wonderful bay fronted sitting room with timber bi-folding doors connecting through to reception 3/home office, second family reception room and separate kitchen/breakfast room, as well as a cloakroom/wc.
- **First Floor:** landing, principal bedroom suite with double bedroom, dressing room and en-suite bathroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc.
- **Second Floor:** landing, bedroom 5, second family bathroom/wc and access to loft storage space.
- **Outside:** tastefully landscaped front and rear gardens with rear garden having a large decked terrace, perfect for entertaining and barbecuing with steps down to further level garden section, as well as handy side access through the porch to the front of the property and door accessing an undercroft cellar storage space.
- A beautiful welcoming period home of wonderful proportions in a superb location.





## **GROUND FLOOR**

**APPROACH:** via garden gate and block paved pathway leading beside the landscaped front garden. The pathway continues up the right hand side of the building, where you will find the attractive porch entrance to the property.

**ENTRANCE PORCH:** (8'6" x 5'1") (2.59m x 1.55m) a practical entrance porch, perfect for storage of coats and shoes, glazed rooflight panels, tiled flooring and a handy access straight through to the rear garden. Beautiful original stained glass doors with stained glass windows beside and over leading through into:-

**RECEPTION HALLWAY:** (24'3" x 7'2" max inclusive of staircase) (7.39m x 2.18m) an impressive wide welcoming entrance hallway with wonderful high ceilings, original ceiling corning and central ceiling rose, engineered oak flooring, radiator with decorative cover, recessed storage cupboard with built-in shelving. Doors leading off to the sitting room, reception 2/family room, reception 3/home office (adjoining the sitting room) and kitchen. Further doors access understairs storage space and a ground floor cloakroom/wc.

**SITTING ROOM:** (front) (22'1" max into bay x 13'11" max) (6.74m x 4.24m) impressive high ceilings with ceiling coving, central ceiling rose and picture rail. Wide bay to front with glorious tall sash windows overlooking the front garden and allowing plenty of natural light. Low level radiators with decorative covers and window seat over. Exposed period stripped floorboards. Folding timber doors connecting through to reception 3/home office.

**RECEPTION 2/FAMILY ROOM:** (rear) (14'0" x 13'8") (4.26m x 4.17m) a comfortable family sitting room at the rear of the building with high ceilings, ceiling corning and central ceiling rose, two tall sash windows to rear overlook the rear garden, engineered oak flooring and radiators with decorative covers.

**RECEPTION 3/HOME OFFICE:** (16'10" x 9'1" max into chimney recess) (5.12m x 2.77m) a versatile space which can be opened through to the sitting room creating a larger reception room spanning the width of the house, or separated to be used as a home office, children's playroom, etc. There are high ceilings with ceiling coving, central ceiling rose and picture rail. Large sash window to front, radiator with decorative cover, stripped floorboards. Beautiful period cast iron fireplace with impressive marble surround and mantle.

**KITCHEN:** (27'0" x 10'1") (8.22m x 3.08m) a well-appointed kitchen comprising base and eye level gloss white units with granite worktops over and inset Belfast style ceramic sink. Range cooker, set within the chimney recess, with American style fridge/freezer beside, breakfast bar providing an area for seating, plus additional space at the end of the kitchen for either a breakfast table or sofa. Underfloor heating. Double glazed timber framed windows to rear overlooking the rear garden and a double glazed door to side accessing the rear garden.

**CLOAKROOM/WC:** low level wc, wall mounted wash basin, heated towel rail, extractor fan, high ceilings and engineered oak flooring.

## **FIRST FLOOR**

**LANDING:** staircase continuing up to the second floor landing, high ceilings and engineered oak flooring. Doors leading off to the principal bedroom suite, bedroom 2, bedroom 3 (off lower mezzanine half landing) and bedroom 4 (off upper mezzanine landing), as well as the family bathroom.

**PRINCIPAL BEDROOM SUITE:** a fabulous bedroom suite (originally two bedrooms) containing a double bedroom, dressing room and an en-suite.

**Bedroom 1:** (15'10" max into bay x 14'0") (4.84m x 4.26m) high ceilings, ceiling corning, picture rail, wide bay to front comprising three sash windows, exposed stripped floorboards, radiator with decorative covers. Wide wall opening connecting through to:-

**Dressing Room:** (16'8" x 9'5" max into chimney recess) (5.08m x 2.86m) high ceilings with ceiling coving and picture rail, period style cast iron fireplace, exposed stripped floorboards, sash window to front, radiator with decorative cover. Doorway leading through to:-

**En-Suite Bathroom/WC:** (13'10" x 4'6") (4.22m x 1.37m) period style Fired Earth suite with double ended floor standing bath with central mixer taps and shower over, low level wc, wash hand basin on a stand with a glass stand beneath, heated towel rail and radiator, high ceilings with ceiling corning and picture rail.

**BEDROOM 2:** (rear) (17'1" x 13'8") (5.21m x 4.17m) a large double bedroom with high ceilings, ceiling corning and picture rail. Two sash windows to rear overlooking the rear and neighbouring gardens with partial cityscape views between the rooftops of neighbouring houses. Exposed stripped floorboards and a radiator with decorative cover.

**BEDROOM 3:** (off lower mezzanine half landing) (14'5" x 10'2") (4.40m x 3.11m) a double bedroom with ceiling coving, dado rail, exposed stripped floorboards and a sash window to the rear.

**BEDROOM 4:** (off upper mezzanine landing) (14'6" x 10'3" max into chimney recess) (4.41m x 3.13m) a double bedroom with sash window to rear overlooking rear and neighbouring gardens. Exposed stripped floorboards and a radiator.

**FAMILY BATH/SHOWER ROOM/WC:** (9'3" x 7'2") (2.82m x 2.18m) white suite comprising double ended bath with central mixer taps and shower attachment, walk-in shower enclosure with system fed shower, sink with storage shelf beneath, heated towel rail, part tiled walls, tiled floor with underfloor heating. Double glazed sash windows to side.



## SECOND FLOOR

**LANDING:** staircase continues rising via upper mezzanine landing with door off to bedroom 4. Doors off main second floor landing to bedroom 5 and a further good sized second family bathroom. High level hatch accessing a generous loft storage space.

**BEDROOM 5:** (front) (15'9" x 15'5" max taken below sloped ceilings) (4.80m x 4.69m) a pretty double bedroom with dormer to front containing a sash window, low level radiator with decorative cover, pretty period cast iron fireplace and low level door accessing eaves storage space.

**SECOND FAMILY BATHROOM/WC:** (11'8" x 4'11") (3.56m x 1.50m) white suite comprising double ended bath with wall mounted mixer taps and shower attachment, low level wc, pedestal wash basin, part tiled walls, tiled floor, heated towel rail, extractor fan and a large Velux skylight window to side.

## OUTSIDE

**FRONT GARDEN:** a pretty front garden, tastefully landscaped and mainly laid to stone chippings with flower borders containing various shrubs and plants. Period low level boundary wall and pathway leading up to the porch and main entrance to the house.

**RESIDENTS PARKING PERMIT SCHEME:** the property falls within the local residents parking permit scheme and parking permits are available from Bristol City Council for a modest annual fee.

**REAR GARDEN:** (approx. 45ft x 28ft) (13.72m x 8.53m) a lovely large raised decked terrace providing a superb space for outdoor entertaining and seating with steps leading down to another level section of garden where there is an artificial lawn, further decking area, borders containing various shrubs and a gorgeous wisteria. Handy gated side access at the side of the house and through the porch to the front of the property. Several steps lead down to a part glazed door accessing:-

**UNDERCROFT CELLAR STORAGE SPACE:** (approx. 17'5" x 13'6" with approx. ceiling height of 5'8"/1.73m) (5.30m x 4.11m) an undercroft cellar storage space with restricted head height, but a useful area, perfect for garden furniture, sports equipment, DIY materials etc. The cellar space also houses the Worcester gas central heating boiler and fuse box for electrics.

## 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.

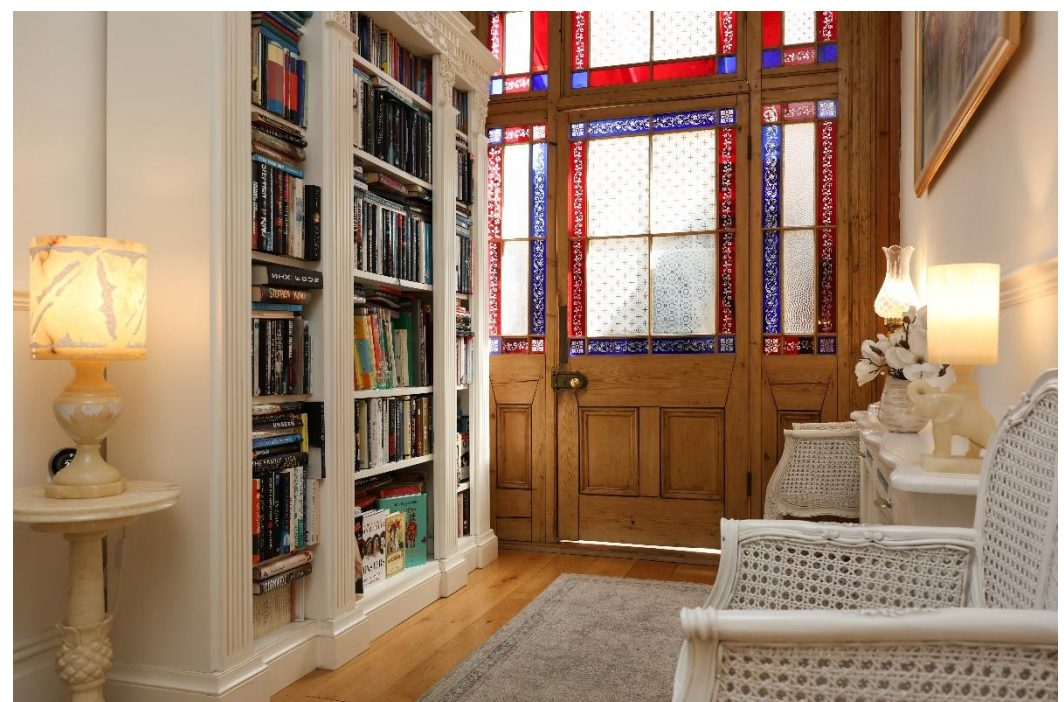
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

### 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             |         | 75 C      |
| 55-68 | D             | 61 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.**



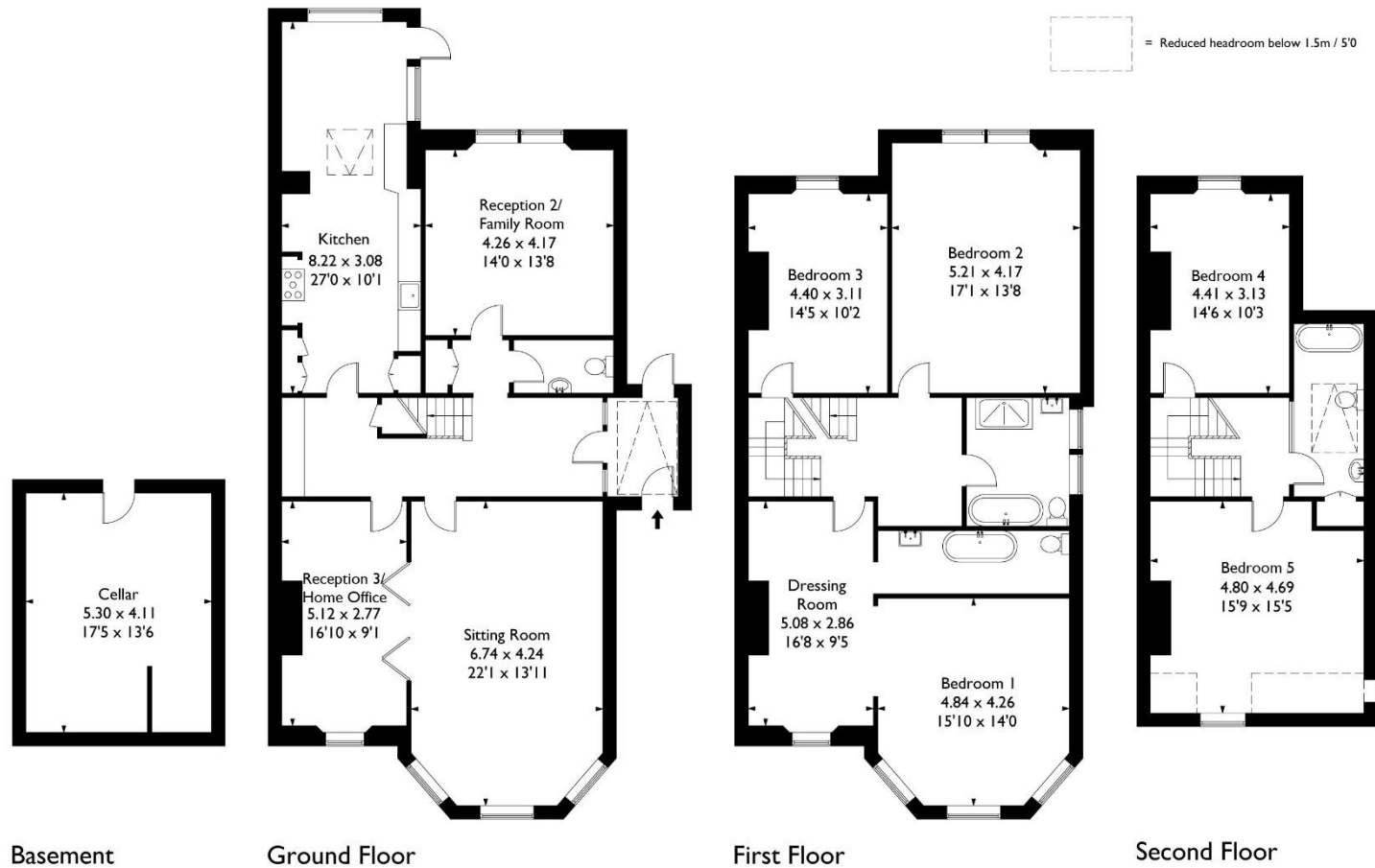


# Limerick Road, Redland, Bristol BS6 6DY

Approximate Gross Internal Area 256.0 sq m / 2755.6 sq ft

Basement 21.8 sq m / 234.5 sq ft

Total Area 277.8 sq m / 2990.1 sq ft



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.