
71 Claremont Road, Bishopston
Guide Price £1,095,000
RICHARD
HARDING



71 Claremont Road,

Bishopston, Bristol, BS7 8DW

Set on a popular Bishopston road and enjoying an elevated position with views over neighbouring rooftops and Redland Green Allotments; a handsome and well-presented 5 double bedroom, 3 reception room Victorian period semi-detached family home offering circa 2,600 sq. ft. of accommodation over 4 floors with an impressive open plan kitchen/dining space and located within just 400 metres of the highly prized Redland Green School.





Key Features

- **Generously proportioned throughout and having been well-maintained. The house enjoys a wonderful sense of space and plenty of period detailing; four floors of family-orientated accommodation include a particularly smart and recently refurbished lower ground floor family room and a beautifully appointed loft conversion.**
- **Highly sought after location, set within just 400 metres of Redland Green Secondary School as well as Bishop Road Primary and St Bonaventures being within easy reach. Gloucester Road and Whiteladies Road are only a short distance away.**
- **Ground Floor:** entrance porch, reception hallway, sitting room, study, sociable kitchen/dining room with separate utility and cloakroom wc.
- **First Floor:** landing, bedrooms 2, 3, 4 and 5 as well as the family bathroom and a linen cupboard.
- **Second Floor:** principal bedroom suite with en-suite shower room, walk-in wardrobe and eaves storage cupboards.
- **Lower Ground Floor:** recently refurbished (2025) family room with generous storage cupboards.
- **Outside:** front garden, rear garden with several sitting out areas enjoying the sun at different times of the day.
- **A much loved family home, having been enjoyed and meticulously looked after by our vendor clients and offered to the market for the first time in over 25 years.**





GROUND FLOOR

APPROACH: pathway and steps lead alongside the front garden and up to the front door. Victorian panelled wooden door with glazed side lights opens to:-

ENTRANCE VESTIBULE: alarm panel, ceiling light point, part glazed wooden panelled door with glazed side and overlights opens to:-

ENTRANCE HALLWAY: ornate ceiling cornicing and central ceiling rose with light point, radiator, original staircase with handrail and ornately carved spindles ascends to the first floor. Doors radiate to:-

SITTING ROOM: (**17'7" x 17'6"**) (**5.35m x 5.34m**) ornate ceiling cornicing and central ceiling rose with light point, picture rail, tall moulded skirtings, period fireplace with marble surround and iron insert with gas fire. Wide bay to front elevation comprising sash windows with stained glass overlights enjoys an elevated view over Redland Green allotments.

STUDY: (**14'2" x 4'11"**) (**4.32m x 1.49m**) a useful second reception room with ceiling cornicing, sash window to the front elevation with stained glass overlights, tall moulded skirting boards.

KITCHEN/DINING ROOM: (**22'10" x 13'1"**) (**6.95m x 3.98m**) a wonderfully sociable family entertaining space with hand-built shaker style kitchen comprising wall, base and drawer units with a full height pantry cupboard. Granite worktop surfaces with matching upstands, undermount sink with mixer tap over. Integral appliances include Smeg range cooker comprising double oven and 6 ring gas hob with canopy extractor hood, tall fridge/freezer, dishwasher. Tiled flooring, ornate ceiling cornicing with ceiling rose and light point. Dual-paned sash windows to the rear elevation overlooking the rear garden, radiator. Period fireplace with original marble surround, inset wood burner and slate hearth.

UTILITY ROOM: useful space with plumbing and appliance space for washing machine, tumble dryer and additional fridge/freezer. Upvc double glazed window and door overlooking and opening to the rear garden. Tiled flooring, radiator, inset ceiling spotlights. Door to:-

CLOAKROOM/WC: low level wc suite and upvc double glazed window. Inset ceiling spotlights.

FIRST FLOOR

LANDING: staircase rising to half landing and door opening to mezzanine bedroom 4. Further set of stairs rise to upper landing. Linen storage cupboard and doors radiating to:-

BEDROOM 2: (**17'3" x 15'1"**) (**5.26m x 4.61m**) a large double bedroom with wide bay to front elevation comprising sash windows enjoying a pleasant, elevated outlook. Ceiling cornicing, tall moulded skirting boards, radiator. Period fireplace with original marble surround, original Victorian insert and tiled hearth.

BEDROOM 3: (**13'5" x 11'7"**) (**4.10m x 3.53m**) large double bedroom with two sash windows to the rear elevation overlooking the rear garden. Ceiling cornicing, tall moulded skirtings, ceiling light point, radiator, chimney breast with recessed storage space to alcove.

BEDROOM 4: (**13'1" x 8'11"**) (**3.99m x 2.73m**) accessed via mezzanine half landing. Double bedroom with multi-paned sash window to the rear elevation overlooking the rear garden, tall moulded skirtings, ceiling light point and radiator.

BEDROOM 5: (**14'2" x 7'5"**) (**4.32m x 2.25m**) sash window overlooking the front garden and elevated views, simple ceiling cornicing, tall moulded skirtings, radiator, chimney breast with recessed storage to alcove.

BATHROOM/WC: white suite comprising low level wc with concealed cistern, inset bath with tiled surround and walls, built-in shower unit and handheld shower attachment, pedestal wash basin with mixer tap. Tiled flooring, tiled shelving over basin, ceiling spotlights, heated towel radiator, pair of opaque glazed sash windows to side elevation with plantation style shutters.

SECOND FLOOR

LANDING: staircase rises from the first floor landing, with vaulted ceiling and skylight window. Door opens to:-

BEDROOM 1: (**22'6" x 17'9"**) (**6.85m x 5.41m**) an impressive and spacious loft conversion occupying the entire second floor of the property and providing a fantastic principal bedroom suite. Feature vaulted ceiling with skylight windows to front and rear elevations, pair of sash windows to side elevation, stripped wooden floorboards, tall moulded skirting boards, radiator, inset ceiling spotlights. Door opening to walk-in wardrobe and three further doors accessing useful eaves storage cupboards. Additional door opening to:-

En-Suite Shower Room/WC: large corner walk-in shower cubicle with glass screens, tiled walls, wall mounted shower unit with handheld attachment. Low level wc with concealed cistern, oval wash hand basin with mixer tap, heated towel radiator, tiled flooring, Velux skylight window.

Walk-in Wardrobe: fitted wardrobes and drawers providing an array of storage. Stripped floorboards, ceiling spotlights.







LOWER GROUND FLOOR

LANDING: feature oak staircase with matching handrail and glazed balustrade descends to the lower ground floor family room.

FAMILY ROOM: (**16'5" x 16'1"**) (**5m x 4.91m**) recently renovated (in 2025) by our vendor clients including extensive tanking work; a fabulous family space comprising double glazed sash window to the front elevation set into bay. Bespoke feature media wall/bookcase providing ample storage with recess for wall mounted TV. Cupboard housing the gas central heating boiler. Oak flooring, meter cupboard, ceiling spotlights and Victorian style radiator. Understairs storage cabinet with bar area.

STORE CUPBOARDS: there are two generous store cupboards accessed via the family room, providing everyday accessible storage.

OUTSIDE

FRONT GARDEN: concealed behind an evergreen hedge, there is a lawned area, pathway and retaining wall to frontage.

REAR GARDEN: enjoying much of the morning sunshine, a raised terrace with sitting area immediately outside the property. Pathway leading to side elevation, raised lawn area, enclosed by slatted fencing. Elevated sitting area at the top of the garden providing the perfect space for evening alfresco entertaining/dining. Shed and covered store.

IMPORTANT REMARKS

ESTATE AGENTS NOTICE: in accordance with the Estate Agents Act we are required to inform you that this property is owned by a member of our staff at Richard Harding Estate Agents Limited.

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

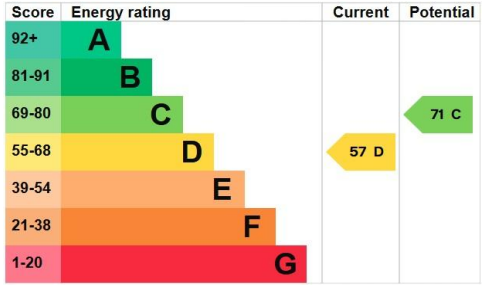
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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.



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





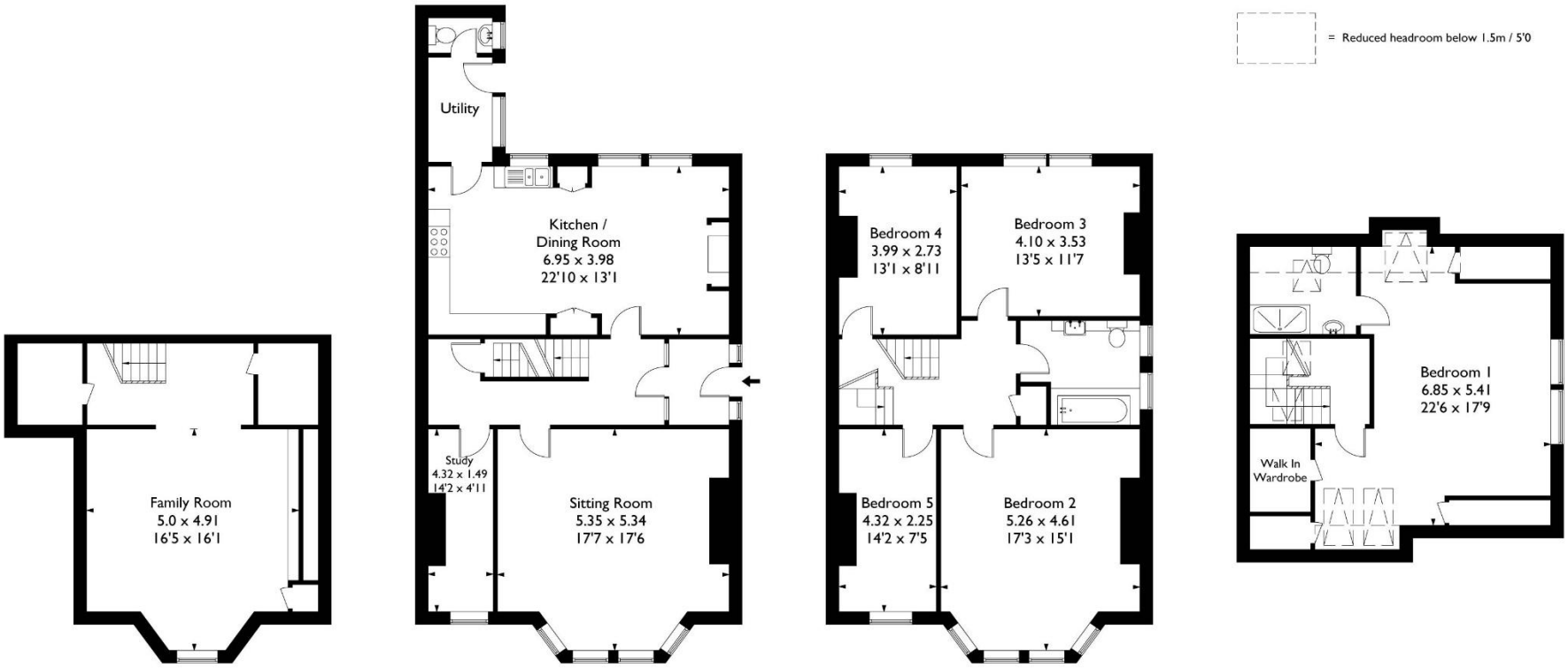






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Approximate Gross Internal Area 243.1 sq m / 2616.5 sq ft



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.

The Property Ombudsman RICS®

122-124 Whiteladies Road Clifton Bristol BS8 2RP
01179 466690 | sales@richardharding.co.uk