



First Floor Flat, Flat 4, The Well House, 16 Ivywell Road  
Guide Price £525,000

RICHARD  
HARDING

# First Floor Flat, Flat 4, The Well House, 16 Ivywell Road

Sneyd Park, Bristol, BS9 1NY

RICHARD  
HARDING

An extremely rare and very impressive 3 double bedroom, 2 bath/shower room first floor apartment (circa 1,150 sq. ft.) set within this rather special early Victorian period building nestled on the very doorstep of Durdham Downs, with use of shared parking area, single garage and southerly facing private balcony.

## Key Features

- The Well House is a very handsome - non listed - early Victorian period building that occupies a quite exceptional location overlooking a wooded enclave on the edge of the Downs which offers over 400 acres of recreational space. Set in the prestigious and leafy Sneyd Park with acres of green open space to enjoy - the apartment is conveniently away from the hustle and bustle of the city yet within easy reach of Clifton, Harbourside, Gloucester Road and Henleaze.
- A well-proportioned apartment flooded with natural light, which retains an abundance of period charm throughout.
- South facing private balcony.
- Shared parking area alongside allocated single garage.
- Use of pretty communal garden
- A golden opportunity to acquire this practical and functional apartment which has been cherished from our vendor client for over 28 years, the property could now benefit from modernising in the fullness of time and presents an exciting opportunity for a potential new buyer looking to add their own stamp.

## ACCOMMODATION

**APPROACH:** from the pavement, immediately in front of you a wooden door with intercom entry system opens to:-

**COMMUNAL ENTRANCE HALLWAY:** laid to carpet, various wall mounted post trays. Doors leading off to the hall floor apartments. Carpeted staircase with beautiful period wooden balustrade ascends to the first floor of this charming period building, where a wooden door on your left hand side is the private entrance to Flat 4.

**ENTRANCE VESTIBULE:** a short landing with carpeted staircase ascends to:-

**ENTRANCE HALLWAY:** providing access off to the principal rooms of the apartment including sitting room, kitchen/dining room, bedroom 1, bedroom 2, bedroom 3, large storage cupboard and shower room/wc. Laid to fitted carpets, moulded skirting boards, intercom entry phone, multiple light points, carbon monoxide alarm, smoke alarm, light flooding in via skylight above.

**SITTING ROOM:** (18'8" x 14'11") (5.69m x 4.54m) a large sitting room laid to fitted carpet, moulded skirting boards, ceiling cornicing, light point. Light coming in from the rear elevation via upvc double glazed window, tv point, internet point, various wall mounted shelving units, radiator. Upvc double glazed doors which lead out to:-

**Private Balcony:** (10'10" x 6'6") (3.30m x 1.98m) enclosed by metal railings, laid to tiles and wooden decked area, enjoying a leafy outlook over neighbouring gardens and across towards Durdham Downs on your left hand side.

**KITCHEN/DINING ROOM:** (16'1" x 9'2") (4.90m x 2.80m) recently upgraded by the current owner to a high standard with enough space for dining table and chairs etc. Comprising a variety of wall, base and drawer units, space for freestanding dishwasher and washer/dryer, 1 ½ bowl ceramic sink with integrated drainer unit to side and chrome tap over, light coming in from the rear via white factory coated aluminium framed double glazed window plus single glazed doors on the side elevation leading out to a beautiful Juliet balcony providing a perfect al fresco dining space with leafy outlook across towards Durdham Downs. Space for freestanding fridge/freezer, 4 ring hob with extractor hood above, stylish splashback tiled surrounds on two sides, Worcester combi boiler, inset ceiling downlights, laminate worktops. Recently installed Bosch double oven, extractor fan, pantry space and larder space. Vinyl flooring.

**BEDROOM 1:** (15'9" x 15'7") (4.80m x 4.75m) a well-proportioned principal bedroom with easily enough space for a king size bed, desk etc. dependent upon one's preferences; laid to fitted carpet with light flooding in from the rear elevation via five white factory coated aluminium framed double glazed windows set into bay with secondary glazing and leafy outlook across towards the street scene, moulded skirting boards, two radiators, various wall mounted wardrobe space, light point. Door to:-

**En-Suite Shower/WC:** comprising low level wc, hand wash basin with chrome mixer tap, laid to laminate flooring, radiator, light coming in via frosted white factory coated aluminium framed double glazed window, shaving point, inset ceiling downlights, extractor fan, hatch providing access into loft space, tiled walls on four sides, shower cubicle with glass insert and wall mounted shower head and controls over.

**BEDROOM 2:** (12'7" x 12'2") (3.83m x 3.70m) a versatile and well-proportioned second bedroom; laid to fitted carpet, radiator, moulded skirting boards, light point, integrated wardrobe/cupboard space, light coming in from the side elevation via white factory coated aluminium framed double glazed windows with leafy outlook across towards the street scene, tv point.





**BEDROOM 3/STUDY:** (12'4" x 6'8") (3.75m x 2.02m) currently utilised as a study; laid to fitted carpet with light coming in from the rear elevation via twin wooden framed window with secondary glazing and leafy outlook across towards neighbouring gardens beyond, moulded skirting boards, radiator, ceiling light point.

**SHOWER ROOM/WC:** laid to wooden laminate flooring, comprising low level wc, radiator, wall standing hand wash basin with chrome tap, extractor fan. Shower cubicle with glass insert, wall mounted shower head and controls. Tiled walls, light point, shaver point.

## OUTSIDE

**Outside the apartment there is a well organised bin store to the rear elevation of the building.**

**GARAGE:** (17'3" x 8'6" with a door opening height of 7'5" / 2.26m) (5.25m x 2.60m) accessed to the rear elevation; up and over door, light and power.

**PARKING:** there are 5 parking spaces serving 6 apartments on a first come first served basis (maximum of 1 space per flat).

**COMMUNAL GARDEN:** communal gardens for the residents.

## 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 Leasehold for the remainder of a 999 year lease from 1 January 1975. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £140. This information should be checked by your legal adviser.

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

### 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
82+	A		
81-81	B		
69-80	C	71 C	80 C
55-68	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.

# Flat 4, The Well House, Sneyd Park, Bristol, BS9 INY



Approximate Gross Internal Area = 109.20 sq m / 1175.41 sq ft  
(Excluding Garage)

Garage Area = 13.65 sq m / 146.92 sq ft

Total Area = 122.85 sq m / 1322.33 sq ft

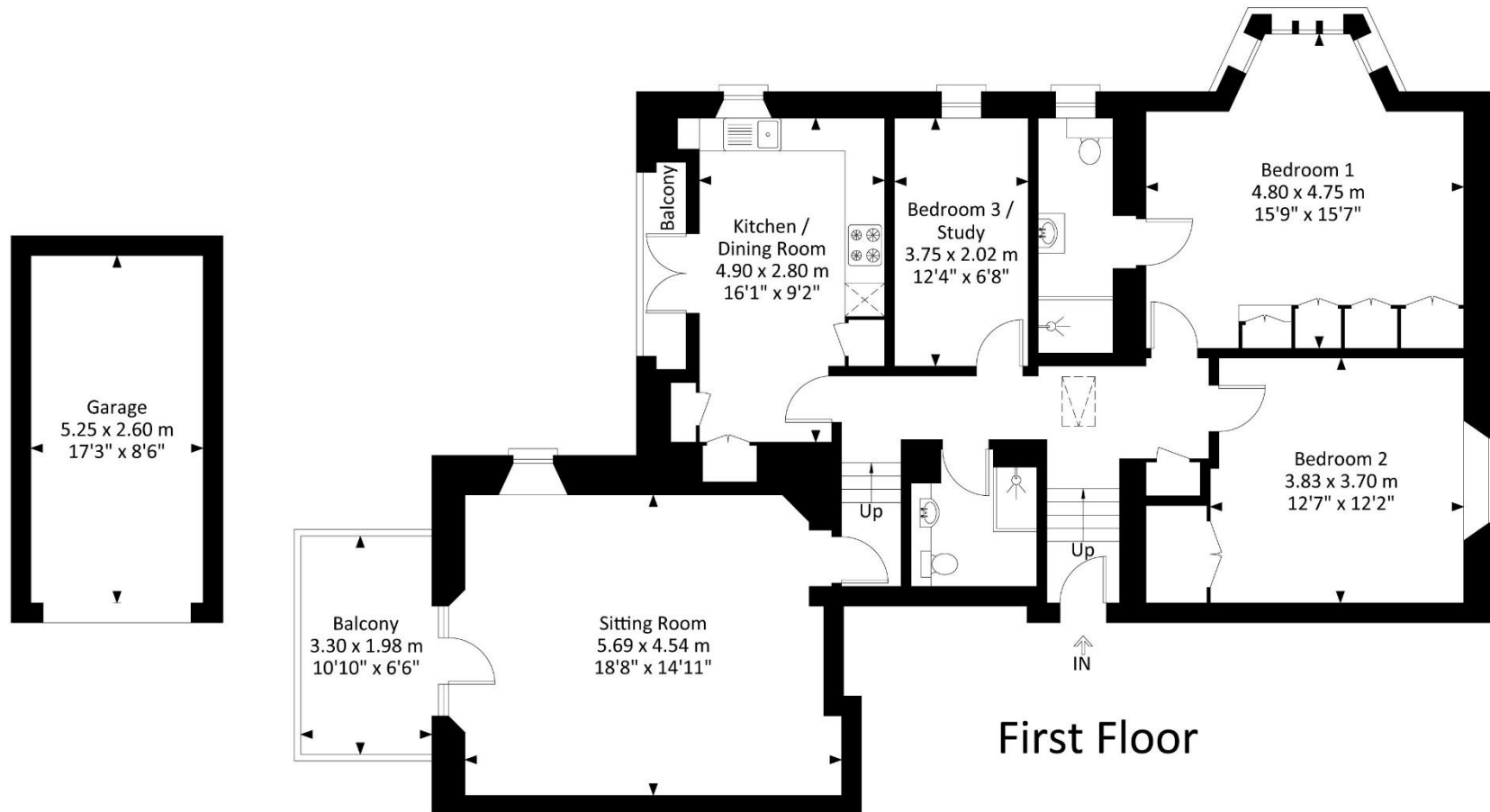


Illustration for identification purposes only, measurements and approximate, not to scale.