



Elm Lodge, 2 Elm Lane

Guide Price £695,000

RICHARD  
HARDING



# Elm Lodge, 2 Elm Lane,

Redland, Bristol, BS6 6UE

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An incredibly charming and engaging 3 bedroom, 3 reception room Victorian detached lodge house, enjoying accommodation over 2 floors and a gorgeous level rear garden attracting much of the afternoon summer sunshine.

## Key Features

- Prime Redland location within a level stroll of the superb cafes, restaurants, shops and bus connections of Whiteladies Road, whilst also being near the green open spaces of Redland Green Park and the Downs. Excellent schools are nearby including Redland Green Secondary school and St. Johns Primary school.
- **Ground Floor:** entrance hallway, bay fronted sitting room with wood burning stove, dining room/reception 2, linking through to the kitchen, reception 3/garden room and ground floor bathroom/wc.
- **First Floor:** landing, double bedrooms and a further single bedroom or study.
- Plans approved for a single storey kitchen extension, if required.
- A picturesque and well-located detached period cottage with a gorgeous sunny garden and much more.





## **GROUND FLOOR**

**APPROACH:** via garden gate between attractive stone walls on Elm Lane leading into a front courtyard where there is the main front door to the house and a garden gate accessing the garden.

**ENTRANCE HALLWAY:** inset spotlights, slate tiled floor, panelling to dado height, double glazed leaded window to side. Doors leading through to the sitting room and reception 2/garden room. Useful recessed utility cupboard, housing the gas central heating boiler as well as plumbing and appliance space for washing machine and dryer.

**SITTING ROOM:** (16'3" x 11'0") (4.95m x 3.35m) a charming sitting room with gorgeous original bay window to side with stone mullions, a feature recessed fireplace with wood burning stone and oak mantle, further leaded window to side, radiator, feature alcove and door through to dining room/reception 3.

**DINING ROOM/RECEPTION 2:** (10'6" x 9'0") (3.2m x 2.74m) space for dining furniture, staircase rising to first floor landing with understairs storage cupboard, windows to either side, inset spotlights, exposed stripped floorboards. Doors off to the bathroom/wc and the kitchen.

**KITCHEN:** (13'4" x 6'8") (4.06m x 2.03m) a range of base and eye level kitchen units with roll edged worktop over and inset stainless steel sink and drainer unit. Electric oven with 5 ring gas hob over, plumbing and appliance space for dishwasher and fridge freezer. Leaded window to front, further window to rear, overlooking the side return courtyard area of the rear garden, and a part glazed door to rear accessing the rear garden. Built in shelving and radiator.

**RECEPTION 3/GARDEN ROOM:** (10'6" x 7'7") (3.2m x 2.31m) currently used as a home office but would work equally well as a garden/reception room or occasional bedroom with leaded windows to side. Further double glazed doors to rear, providing seamless access out onto the rear garden. Wood flooring and door accessing a generous recessed cupboard.

**BATHROOM/WC:** a white suite comprising of panelled double ended bath with shower over, low level wc and pedestal wash basin. Heated towel rail, small window to front and tiled walls.

## **FIRST FLOOR**

**LANDING:** built-in storage cupboards, leaded window to side providing plenty of natural light. Doors off to bedroom 1, bedroom 2 and bedroom 3/study.

**BEDROOM 1:** (rear) (11'2" x 8'10") (3.4m x 2.69m) a double bedroom with leaded windows to rear, overlooking the rear garden, high level windows to side and a radiator. Sliding door accessing an en-suite shower room.

**En-Suite Shower Room/WC:** white suite comprising of shower enclosure, wall mounted wash basin with tiled splashbacks, low level wc and heated towel rail/radiator. Inset spotlights, extractor fan and Velux skylight window.

**BEDROOM 2:** (11'0" x 10'0") (3.35m x 3.05m) double bedroom with original windows to side, radiator and loft hatch accessing a loft storage space.

**BEDROOM 3/STUDY:** (10'5" x 9'0") (3.18m x 2.74m) a single bedroom or study with original window to front and a radiator.



## OUTSIDE

**REAR GARDEN:** (30ft x 16ft plus additional side return courtyard of approx. 38'0" x 9'4" reducing to 5'4" beside the bay) (9.14m x 4.88m plus 11.58m x 2.84m/1.63m) a gorgeous level rear garden with generous paved seating area wrapping round the rear and side of the property, artificial lawned sections and raised stone flower border rich in plant life with various fruit trees including nectarine, apple, cherry and pear. Attractive brick rear boundary wall and built in climbing frame. The property wraps around to the side of building where there is ample space for outdoor seating and entertaining, outdoor power sockets, a garden tap, raised planter with built in storage beneath and a garden shed. The property also has the added advantage of plans approved for a single storey kitchen extension over a section of the side courtyard garden, if required.

## 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: C

### **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		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

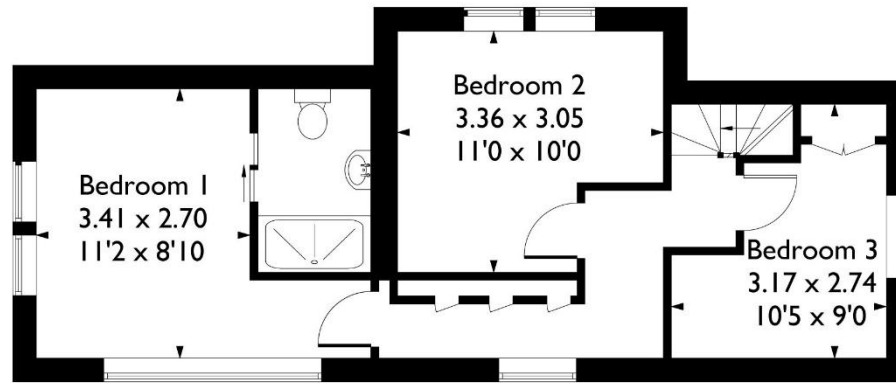
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



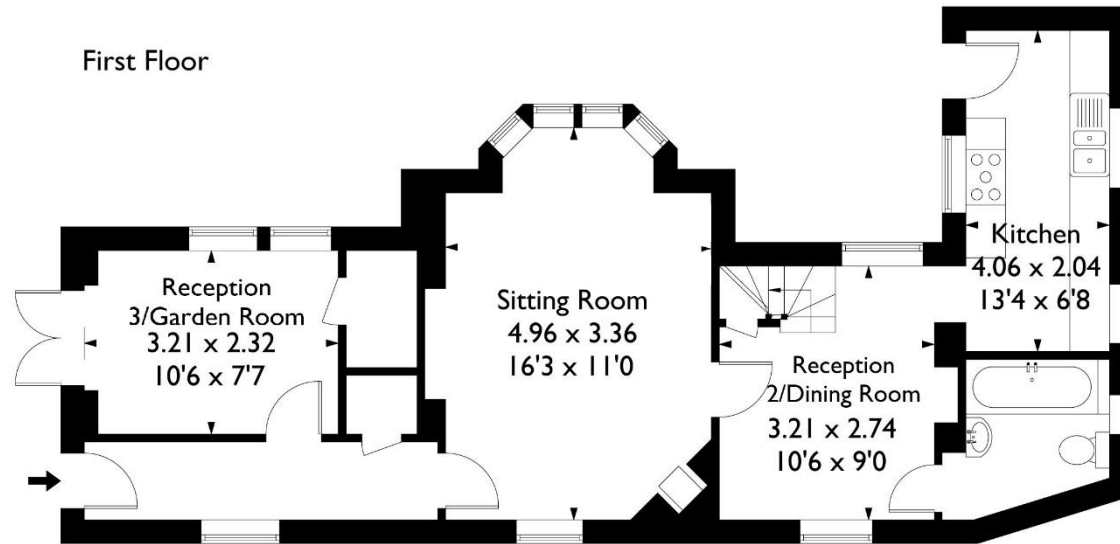


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Approximate Gross Internal Area 91.2 sq m / 981.5 sq ft



First Floor



Ground 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.