

The Porter's Lodge, 15 Durdham Park, Redland, Bristol, BS6 6XE

GUIDE PRICE £350,000

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PROPERTY OVERVIEW

A rare opportunity to acquire a former porter's lodge, now a charming link-detached, single-storey home set within the peaceful and prestigious enclave of Durdham Park in Redland. Tucked away among mature greenery, the property offers fantastic opportunities for redevelopment, modernisation, or reconfiguration, subject to the usual consents.

Property Highlights:
Unique link-detached mid-century home
Light-filled dual-aspect living/dining room
Two double bedrooms and an additional study or guest bedroom
Separate kitchen with potential to update and extend
Shower room
Potential for off-street parking
Freehold
No onward chain
Fantastic opportunity for redevelopment (subject to the usual consents)

Location
Redland is one of Bristol's most desirable neighbourhoods, known for its rich Victorian and Edwardian architecture, tranquil green spaces such as Redland Green and Cotham Gardens and a warm, community-oriented feel. The nearby Chandos Road offers a superb selection of independent shops, cafés, and some of Bristol's finest dining spots, including Snobby's and the Michelin-starred Wilson's.

The area is also a hub of culture and education, home to Redland Green School, close to the University of Bristol, and surrounded by galleries and theatres.

Redland combines a peaceful residential setting with excellent transport connections, making it easy to access the city centre and beyond while enjoying the best of Bristol living.

Schools
St John's Church of England Primary School approx. 0.29 miles
Westbury Park School approx. 0.3 miles
Redland Green School approx. 0.38 miles

Additional Information
There is an agreement in place with the flats nearby that this property pays 1/84th of the water rates. The estimate for 2025 is approx. £300 for the year.

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KEY DETAILS

- Unique Link-Detached Mid-Century Home
- Two Double Bedrooms & An Additional Study Or Guest Bedroom
- Light-Filled Dual-Aspect Living/Dining Room
- Mature Front & Rear Gardens With Privacy
- Potential For Off-Street Parking
- No Onward Chain
- Fantastic Opportunity For Redevelopment (Subject To The Usual Consents)

Guide Price: £350,000

Tenure: Freehold

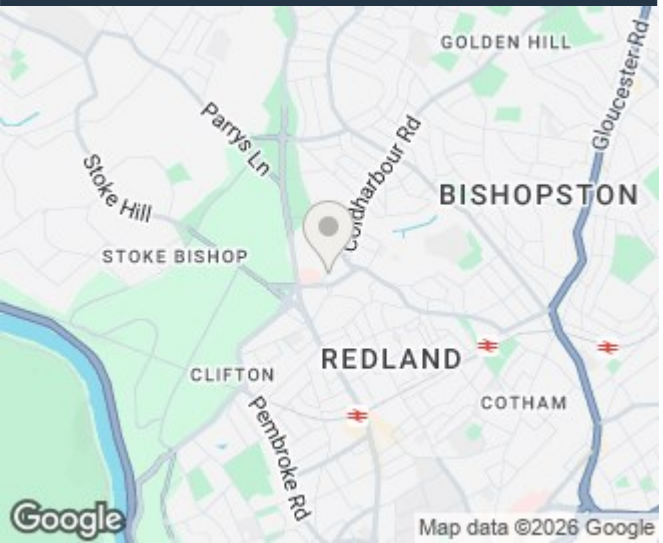
Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:
No Onward Chain

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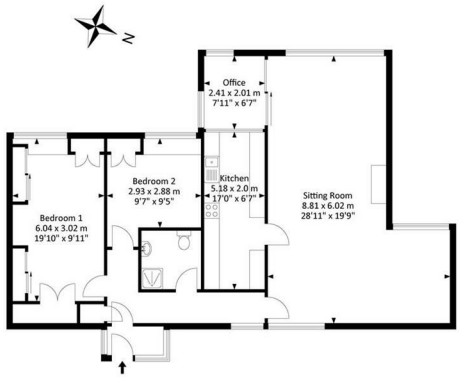
By appointment only



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Durdham Park, Bristol, BS66XE
Approx. Area 1068.60 Sq.Ft - 99.30 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.





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If you would like a valuation please either call, email or follow the QR to book online.

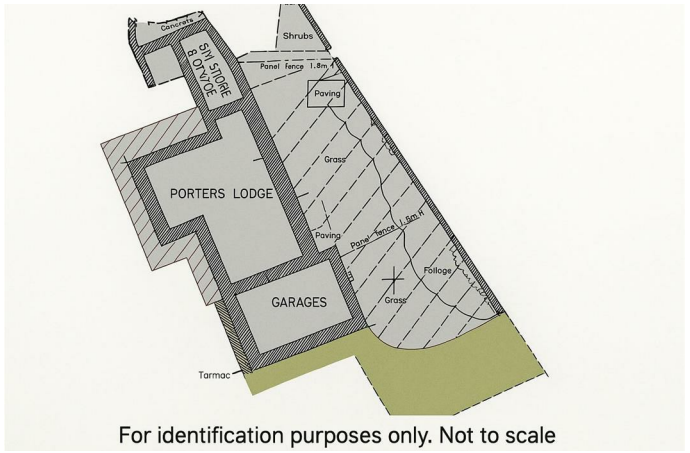
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