



26 Wellington Park, Clifton
Guide Price £1,395,000

RICHARD
HARDING



26 Wellington Park,

Clifton, Bristol, BS8 2UT

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An impressive and large (over 3,000 sq. ft.) 6 bedroom family home offering versatile accommodation on a highly regarded side road in Clifton. Further benefitting from pretty front and rear gardens and flexible lower ground floor accommodation.

Key Features

- Wonderful high ceilings, beautiful period features and a peaceful atmosphere add to this wonderful character home's sense of space and light.
- Prime location on a neighbourly and attractive side street in Clifton, close to the Downs and within a short level stroll of Whiteladies Road with its shops, restaurants, cafes and weekly farmer's market, as well as being handy for bus connections and excellent local schools including St Johns Primary, Clifton College and Bristol Grammar School.
- **Accommodation:** entrance hallway, beautiful bay fronted sitting room, impressive 23'2" x 13'1" kitchen/dining room with direct access out onto the rear garden. Versatile lower ground floor accommodation with its own separate entrance. On the first and second floors there are six bedrooms, a bathroom and shower room.
- Many double glazed timber framed sash windows.
- Refined and engaging Victorian family home with lovely proportions and exciting scope for some further personalisation and updating in areas.





GROUND FLOOR

APPROACH: via a garden gate and stone pillars entering the front garden where there is a pathway leading up beside the front garden to a set of seven stone steps rising to the attractive main front door of the house. Door opens to:-

ENTRANCE HALLWAY: impressive central hallway with wonderful high ceilings, ceiling coving, pretty feature arched stained glass window to side, dado rail and a radiator. Original staircase rising to first floor landing and descending to the lower ground floor. Double doors enter a kitchen/dining room, and a further door enters the sitting room which interconnects via a galleried walkway with display shelving visible from the hallway.

SITTING ROOM: (front) (17'8" x 6'9") (5.38m x 5.10m) an elegant sitting room with high ceilings, ceiling cornicing, picture rail, a pretty box bay to front comprising double glazed sash windows. Radiators and a feature fireplace.

KITCHEN/DINING ROOM: (rear) (23'2" x 13'1") (7.07m x 3.98m) a fabulous large sociable kitchen/dining space spanning the width of the property with a shaker style built in kitchen with base and eye level units, central island, AGA range cooker and inset sink and drain unit, integrated fridge and appliance space for dishwasher. Double glazed sash window to rear with working wooden shutters and further tall double glazed door to rear, accessing the raised deck terrace, which leads down onto the rear garden.

FIRST FLOOR

LANDING: a good sized central landing with doors off to 3 double bedrooms and a cloakroom/wc.

BEDROOM 1: (front) (17'8" x 14'3") (5.38m x 4.34m) an impressive principal bedroom with high ceilings, ceiling coving, period fireplace, large double glazed sash window to front, built-in wardrobes. Door accessing:-

En-Suite Shower Room: a white suite comprising shower enclosure, pedestal wash basin, heated towel rail, part-tiled walls and double glazed sash window to front.

BEDROOM 2: (rear) (13'10" x 13'1") (4.21m x 3.98m) a double bedroom with high ceilings, ceiling coving, radiator, period fireplace, built-in book shelving and a double glazed sash window to rear offering a lovely outlook over the rear garden towards St Johns Primary School behind.

BEDROOM 3: (rear) (13'3" x 8'9") (4.04m x 2.67m) double bedroom with double glazed sash window to rear, offering a similar outlook as bedroom 2. Period fireplace and a radiator.

CLOAKROOM/WC: low level wc with concealed cistern, pedestal wash basin, stained glass window to side with secondary glazed panel and a radiator.

SECOND FLOOR

LANDING: central landing with large Velux skylight window over providing plenty of natural light through the landing and stairwell. Doors leading off to 3 further double bedrooms and the family bathroom/wc.

BEDROOM 4: (front) (17'9" x 14'7") (5.40m x 4.44m) large double bedroom with period single glazed windows to front, period fireplace and a radiator.

BEDROOM 5: (rear) (13'0" x 11'11") (3.96m x 3.62m) double bedroom with double glazed sash window to rear, period fireplace and a radiator.

BEDROOM 6: (rear) (13'1" x 10'11") (3.98m x 3.32m) a double glazed sash window to rear offering a similar outlook as bedroom 5, radiator and a loft hatch accessing loft storage space.

BATHROOM/WC: low level wc, sink, bath, part tiled walls, shower enclosure, skylight window to side and recessed linen cupboard with slatted shelving.



LOWER GROUND FLOOR

LANDING: a versatile lower ground floor space with independent entrance to rear providing flexibility, with a staircase leading down from the hall floor into a central landing. Wide wall openings off to reception 2/family room, a large utility/second kitchen, workshop/store and a boiler room, housing the central heating boiler.

RECEPTION ROOM 2: (front) (17'3" x 14'0") (5.27m x 4.26m) a generous lower round floor reception room, useful as a children's living room, playroom etc. with double glazed sash window to front overlooking the front garden. Impressive stone fire surround, low level door accessing understairs storage cupboard and a radiator.

UTILITY ROOM/SECOND KITCHEN: (rear) (13'1" x 12'8") (3.99m x 3.87m) range of base and eye level cupboards and drawers, an impressive original fireplace/range and double glazed sash window to rear overlooking the rear garden.

INNER HALLWAY: off the lower landing there is an inner hallway with the independent entrance from the rear garden and a shower room/wc.

SHOWER ROOM/WC: white suite with shower enclosure, low level wc with concealed cistern, wash basin with storage cabinet beneath, heated towel rail and a window to rear.

OUTSIDE

FRONT GARDEN: an attractive front garden with beautiful low level period wall with stone balustrade over, raised flower border containing various shrubs and roses and two vegetable planting areas. The front garden leads up seven steps to the front door to the property. Handy side access through to the rear garden.

REAR GARDEN: a surprisingly good sized rear garden for Clifton with a level lawned section, deep rockery flower borders containing various plants shrubs and trees and wildlife. Raised paved seating area to the rear of the garden with handy gated access out onto a small cobbled side street, Mornington Road, which provides handy rear access for pedestrians. The garden has a north-westerly orientation and therefore attracts plenty of the late afternoon and early evening summer sunshine.

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.



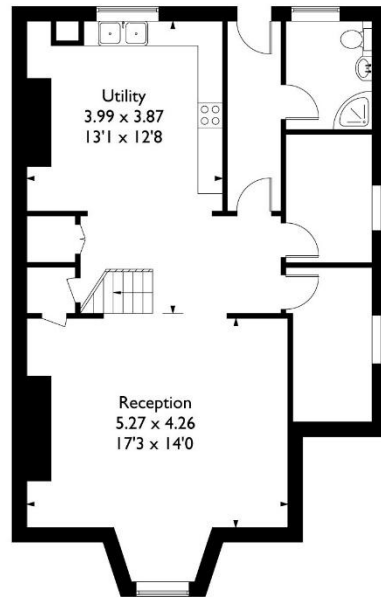
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



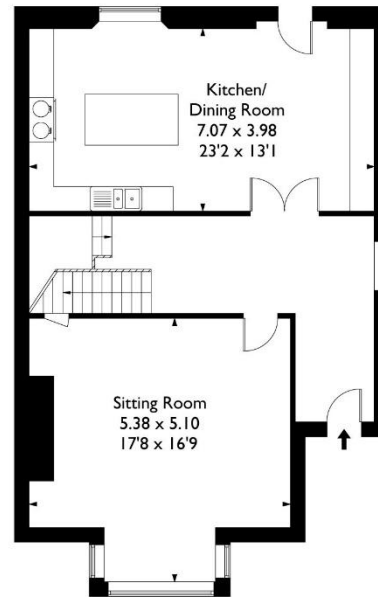


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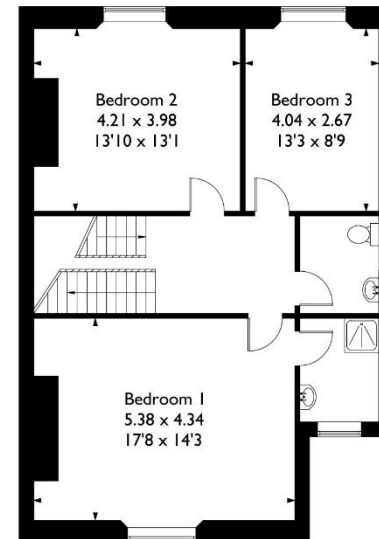
Approximate Gross Internal Area 282.5 sq m / 3041.0 sq ft



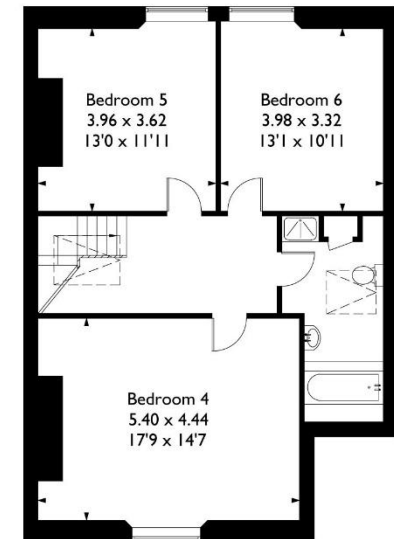
Lower Ground Floor



Ground Floor



First Floor



Second 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.