



35 Hampton Park, Redland  
Guide Price £1,500,000

RICHARD  
HARDING



# 35 Hampton Park,

Redland, Bristol, BS6 6LG

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An elegant and attractive late Georgian style grade II listed period townhouse (dating from the mid 1800's) occupying a sizeable corner plot with a town garden, 2 roof terraces, plenty of off street parking, a double garage and a further valuable income stream.

## Key Features

- **Extensive and flexible accommodation (circa 4,000 sq.ft. in total) divided into three self-contained elements.**
  - **Main Home:** a delightful 5 bedroom, 3 reception room residence over three floors.
  - **Flat 1, Lower Floor:** a 4 bedroom unit – currently tenanted until 1 July 2024 at a current yearly rent of £33,552.
  - **Flat 2, Lower Floor:** a 2 bedroom unit - currently tenanted until 1 July 2024 at a yearly rent of £16,776.
- **Prime location:** conveniently close to the amenities on Whiteladies Road and Cotham Hill and the open spaces of the Downs.
- **Good local primary schools and independent schools are also within easy reach.**
- **Main Home:**

**Ground Floor:** entrance hallway, inner hall, drawing room, study, kitchen/breakfast room, conservatory, dining room, cloakroom/wc.

**First Floor:** landing, bedroom 1 with en-suite shower room/wc, bedroom 2 (access to two roof gardens).

**Second Floor:** landing, bedroom 3, bedroom 4, bedroom 5, bathroom/wc.
- **Flat 1 – Lower Ground Floor:** open plan sitting room & kitchen, bedroom 1 with en-suite shower room/wc, bedroom 2, bedroom 3, bedroom 4, shower/wc.
- **Flat 2 – Lower Ground Floor:** living room, inner hall, kitchen, bedroom 1, bedroom 2, bathroom/wc.
- **Outside:** off street parking on the ample forecourt in front of the garage for 3 plus cars, double garage, lawned rear garden and two roof terraces.
- **An extensive family home with an additional and substantial income stream (£50,000 p.a.). Vacant possession of the flats is available from 1 July 2024. There is yet further opportunity to develop this property for those wishing to convert the garages into a separate 2 bedroom property. (Certificate of Lawfulness granted).**

## GROUND FLOOR

**APPROACH:** from the pavement find iron gateway which opens into screened entrance way with flagstone paviors, laurel and ivy covering to railings and fencing, slate steps lead up to solid wooden front door of the main home, with glazed fanlight above set in impressive stone surrounds. Steps descend to flats 1 & 2 and further gate leads onto the parking forecourt.

## MAIN HOUSE

**ENTRANCE HALLWAY:** sash window with stained glass borders and central etched panes with working shutters, oak floorboards, ceiling cornice and centre rose, radiator behind decorative cover, period wooden part glazed doors radiate to the inner hall, study and dining room.

**INNER HALL:** oak floorboards, ceiling cornice, staircase with stripped wooden handrail rises to first floor landing. Doors radiate to the drawing room, kitchen/breakfast room and cloakroom/wc. Radiator. Entry phone.

**DRAWING ROOM:** (16'10" x 14'1") (5.14m x 4.29) ceiling cornice and centre rose, picture rail, wooden double glazed sash window to front elevation, working shutters, period fireplace with surround, working fire and slate hearth, oak floorboards, two radiators, glazed doors open into:-





**STUDY:** (14'2" x 5'4") (4.33m x 1.62m) a versatile room with glazed lantern and extensive period glazing to two elevations which floods this room with light. Oak floorboards, radiator, cupboard housing fuse boards. Electric wall heater.

**KITCHEN/BREAKFAST ROOM:** (16'9" x 14'1") (5.10m x 4.29m) good range of base and wall mounted units with worksurfaces and tiled splashbacks, 1 ½ bowl stainless steel sink unit with drainer and mixer tap, space for fridge and space for further tall fridge/freezer, plumbing for dishwasher, electric double oven and electric hob and further gas hob, extractor hood, large island unit with seating arrangement and further breakfast bar, ceiling cornice and centre rose, oak floorboards, radiator. Double glazed wooden doors open into:-

**CONSERVATORY:** (16'4" x 9'4") (4.97m x 2.84m) impressive wooden built double glazed conservatory with underfloor heating beneath oak floorboards, further radiators and electric wall heater ensure this room is usable all year round. Double doors open onto rear garden.

**DINING ROOM:** (11'6" x 11'3") (3.50m x 3.43m) ceiling cornice and centre rose, double glazed sash window to rear elevation with working shutters and further sash window with working shutters to side elevation. Built-in bookcase and further recessed shelving units with low level cupboards. Oak floorboards. Radiator behind decorative cover.

**CLOAKROOM/WC:** low level wc, wash hand basin, towel rail and understairs storage area. Cupboard currently used as a location for washing machine and dryer.

## FIRST FLOOR

**LANDING:** doors radiate to bedrooms 1 and 2 on this floor. Double glazed wooden double doors open onto roof gardens (see below).

**BEDROOM 1:** (front) (16'10" x 13'9") (5.14m x 4.20m) ceiling cornice and centre rose, picture rail, period fireplace with marble surround, cast iron insert (the gas flame effect fire is ornamental only – not connected). Double glazed wooden sash windows to front elevation set in panelled surround with working shutters, radiator behind decorative cover. Door to:-

**En-Suite Shower Room/WC:** white suite comprising low level wc, wash hand basin set in vanity unit with cupboards beneath, tiled splashbacks, shower cubicle with concertina shower door and mains fed shower. Heated towel rail and extractor fan.

**BEDROOM 2:** (17'4" x 14'1") (5.28m x 4.29m) ceiling cornice and centre rose, double glazed wooden sash window to rear elevation picture rail, period fireplace with marble surround and cast iron insert, built-in bookcases with cupboards beneath, radiator behind decorative cover.

## SECOND FLOOR

**LANDING:** double glazed sash window to side elevation, radiator, doors radiate to bedrooms 3, 4 & 5, bathroom/wc, storage cupboard and linen shelving cupboard with Worcester gas boiler. Ceiling access to loft space.

**BEDROOM 3:** (front) (17'3" x 13'11") (5.27m x 4.25m) double glazed sash window to front elevation with working shutters, radiator.

**BEDROOM 4:** (14'3" x 8'8" max) (4.35m x 2.63m) double glazed sash windows to rear and side with working shutters, high level storage cupboard and radiator

**BEDROOM 5:** (10'10" x 8'5") (3.31m x 2.57m) double glazed wooden sash window to rear elevation with working shutters, radiator.

**BATHROOM/WC:** white suite comprising low level wc, wash hand basin set in vanity unit with cupboards beneath, corner bath with handheld shower attachment, central mixer tap and further drench rose supplied by mains fed shower over the bath. Loft access with drop down ladder, two heated towel rails, extractor fan. Velux double glazed ceiling skylight.

## FLAT 1

**Accessed independently from the front of the property via steps down to the front door which opens into:-**

**OPEN PLAN SITTING ROOM & KITCHEN:** (18'1" x 15'7" max) (5.52m x 4.76m) ceiling cornice, kitchen with good range of wall and base units, electric oven and electric hob with extractor hob, plumbing for washing machine, 1 ½ bowl stainless steel sink unit with drainer and mixer tap, space for slimline dishwasher and space for fridge and freezer, radiator.

**INNER HALL:** with low level storage cupboard and entry phone point, doors radiate to bedrooms 1, 2 and shower room/wc.

**BEDROOM 1:** (front) (13'6" x 13'1") (4.11m x 4.00m) double glazed wooden sash window to front elevation, radiator, door to:-

**En-Suite Shower/WC:** low level wc, wall mounted wash hand basin and shower cubicle with mains fed shower, heated towel rail and extractor fan.

**BEDROOM 2:** (13'7" x 9'1") (4.15m x 2.76m) stable style door with double glazed upper pane opens onto front well which in turn leads to under pavement storage cupboard. Cupboard housing fuse board and Worcester gas boiler, radiator.

**BEDROOM 3:** (11'11" x 7'11" max measurements) (3.62m x 2.42m) upvc double glazed windows to rear elevation, radiator.

**BEDROOM 4:** (8'2" x 7'0") (2.49m x 2.14m) upvc double glazed windows to rear elevation, radiator.

**SHOWER ROOM/WC:** low level wc, wash hand basin set in vanity unit with cupboard below, shower cubicle.

## FLAT 2

**Accessed independently from the front of the property via steps down to the front door which opens into:-**

**LIVING ROOM:** (11'6" x 9'2") (3.50m x 2.80m) double glazed wooden sash window, Worcester gas boiler, radiator, door opens into:-

**INNER HALL:** storage cupboard with radiator, further understairs storage cupboard with plumbing for washing machine, radiator. Doors radiate to kitchen, bedrooms 1 & 2 and the bathroom/wc.

**KITCHEN:** (8'11" x 7'7") (2.72m x 2.30m) range of wall and base units with roll edged worksurfaces and tiled splashbacks, stainless steel sink unit, electric oven and hob, space for dishwasher, space for fridge/freezer, ceiling halogen downlighters, radiator.

**BEDROOM 1:** (front) (15'10" x 9'7" including internal part partition) (4.83m x 2.92m) double glazed wooden casement windows and glazed door open onto entrance steps, two radiators.





**BEDROOM 2:** (10'7" x 9'10") (3.23m x 2.99m) radiator, opaque glazed door and side windows.  
**BATHROOM/WC:** bath, hand basin, wc.



## OUTSIDE

**ROOF GARDENS:** two roof gardens accessed from the first floor landing of the main home, the first section (18'11" x 11'9") (5.77m x 3.58m) has wooden decking with power and outside tap. Steps descend to second roof garden (20'1" x 18'4" ) (6.13m x 5.59m) with astro turf, grapevine, virginia creeper and surrounding climbing plants which adorn the railings. Surprisingly private and sunny.

**REAR & SIDE GARDENS:** courtyard style garden to the rear with lawned area and high stone boundary walls, block edged flower and shrub beds, mature trees, useful storage shed. Flagstone pathway continues around the rear of the double garage to a useful covered storage area to the side with mature grapevine supported by metal framework which creates a lovely walkway. Detached summer house with power and light, double glazed surround and electric heater (currently used as a work/hobby room) and tree house.

**OFF STREET PARKING FORECOURT:** flagstone paved area for at least 3 cars behind electrically operated sliding metal gateway with fenced screen.

**DOUBLE GARAGE:** (21'0" x 18'6") (6.40m x 5.64m including internal part partition) two up and over doors, providing parking for 2 vehicles with power and light. Staircase descends to:-

**Store Room:** (11'7" x 8'1") (3.53m x 2.47m) internal room with power and radiator.

**RAILWAY LINE:** This property backs onto the Severn Beach railway line and you should be aware of the following:

- Noise will be experienced at this property from trains that run on this line and you should make careful investigations as to the timetable of such train journeys (timetables can of course be the subject of change in the future).
- Japanese Knotweed is prevalent on stretches of this railway line and this can spread to the land of neighbouring properties, whilst the vendors are not aware of any such presence (nor have they ever been), you should make careful investigations as to whether this property is affected by such vegetation.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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**. There is also a **perpetual yearly rent charge of £4.50 p.a.** This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Bands: F, B and B for the relevant units.

**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.



Flat 1



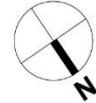
Flat 2

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

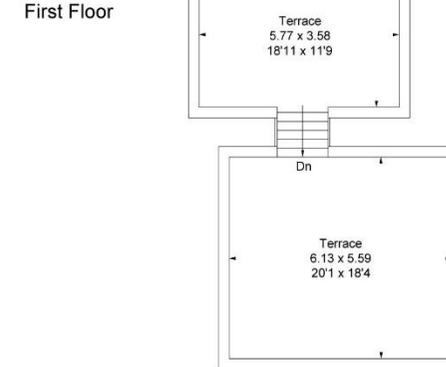
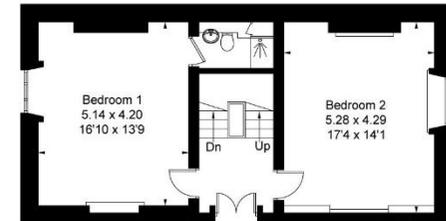
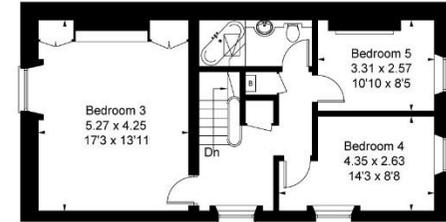
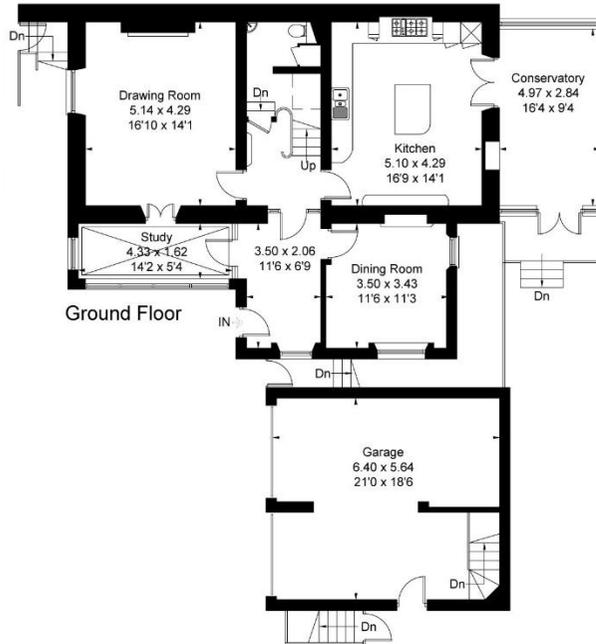
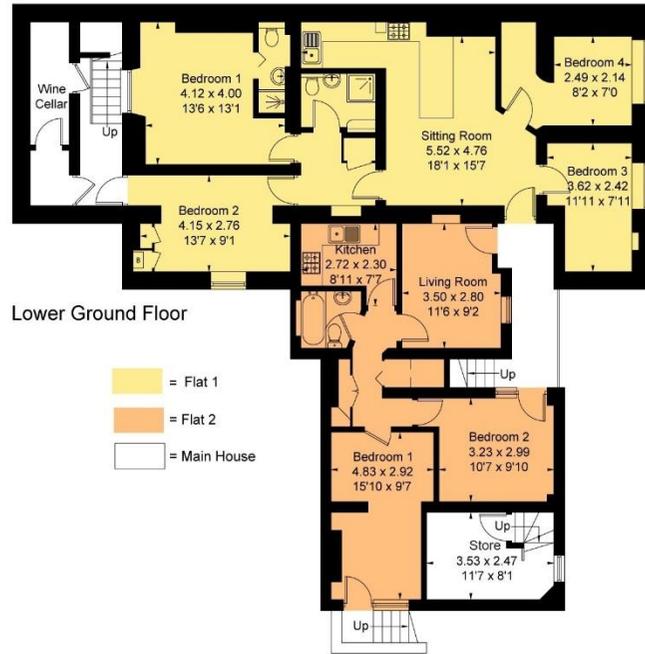




Hampton Park, Redland, Bristol, BS6 6LG  
 Approximate Floor Area (Excluding Terrace) = 378.6 sq m / 4075 sq ft  
 Wine Cellar = 5.8 sq m / 62 sq ft  
 Garage = 44.3 sq m / 476 sq ft  
 Main House (Excluding Terrace) = 203.1 sq m / 2186 sq ft  
 Flat 1 = 84.5 sq m / 909 sq ft  
 Flat 2 = 49.3 sq m / 530 sq ft  
 Total = 428.7 sq m / 4613 sq ft  
 Including Limited Use Area (6.7 sq m / 72 sq ft)



□ = Reduced head height below 1.5m



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 260645