



WESTFIELD PARK
REDLAND
BRISTOL

5 WESTFIELD PARK, REDLAND, BRISTOL, BS6 6LT

INTRODUCTION

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SUBSTANTIAL VICTORIAN SEMI-DETACHED RESIDENCE IN THE HIGHLY SOUGHT-AFTER REDLAND AREA OF BRISTOL. OFFERING APPROXIMATELY 4,100 SQUARE FEET OF VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS. THIS IMPRESSIVE PERIOD PROPERTY COMBINES GENEROUS PROPORTIONS, ORIGINAL ARCHITECTURAL CHARACTER AND OUTSTANDING POTENTIAL TO CREATE A BEAUTIFUL FAMILY HOME.

WITH OFF-STREET PARKING TO THE FRONT AND A SUBSTANTIAL WALLED GARDEN AREA (CURRENTLY UTILISED AS CAR PARKING), THE PROPERTY PRESENTS A RARE OPPORTUNITY FOR PURCHASERS TO CREATE A HOME TAILORED TO THEIR INDIVIDUAL REQUIREMENTS, WITH THE FLEXIBILITY TO UNDERTAKE IMPROVEMENTS IN STAGES OR AS PART OF A COMPREHENSIVE RENOVATION.

SUMMARY OF ACCOMMODATION

Number 5 Westfield Park is an attractive Victorian semi-detached villa, occupying a desirable position in one of Bristol's most established residential neighbourhoods. Formerly used as a head office, the property offers an exciting opportunity to return this substantial building to residential use, creating an elegant and spacious family home. The accommodation extends across four floors with generously proportioned rooms, high ceilings, decorative cornicing, architraves and large sash windows. These original period features, together with the property's impressive scale, provide an excellent foundation for a thoughtfully designed renovation. The existing layout offers considerable versatility allowing purchasers to explore a variety of configurations to suit contemporary family living, including generous entertaining spaces, additional bedrooms, home-working accommodation and leisure facilities.

The current owners have submitted three alternative residential schemes for planning consent which are available on request, fundamentally demonstrating the property's potential to accommodate a range of layouts, including 6 or 7 bedroom arrangements with options for a cinema room or gym at lower ground level and additional reception spaces or indeed, a family home with a self-contained residential or work unit beneath.

Externally the property benefits from off-street parking to the front and substantial enclosed walled garden to the rear. The garden provides excellent scope for landscaping with the potential to introduce direct access from the principal living accommodation, subject to the necessary consent.

The choices, subject to planning are many, the new owners will undoubtedly end up with a charming family home in a very strong and convenient location for schools, work, the university and life in Bristol.

LOCATION

Situated in a quite tree lined road, adjacent to the fashionable Whiteladies Road with it's wide range of boutiques, restaurants, shops and bars this exciting opportunity offers good access to Durdham Downs with its 400 acres of parkland, as well a variety of bespoke health and fitness centres. It is ideally positioned to enjoy all that vibrant Redland and Clifton life has to offer, whilst living in peaceful surroundings.

Bristol itself has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the previously mentioned Durdham Downs as well as the Ashton Court Estate. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well as Ashton Gate Stadium, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers good road access to the commercial centre of Bristol, and indeed the motorway networks. Clifton Down Shopping Centre and Railway station is close by offering regular access to Bristol Temple Meads train station that provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.





USEFUL INFORMATION

TENURE: Freehold

COMMERCIAL EPC: C (72)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: To be confirmed

BROADBAND: Ultrafast Broadband – Download up to 1,800 Mbps and Upload of up to 220 Mbps

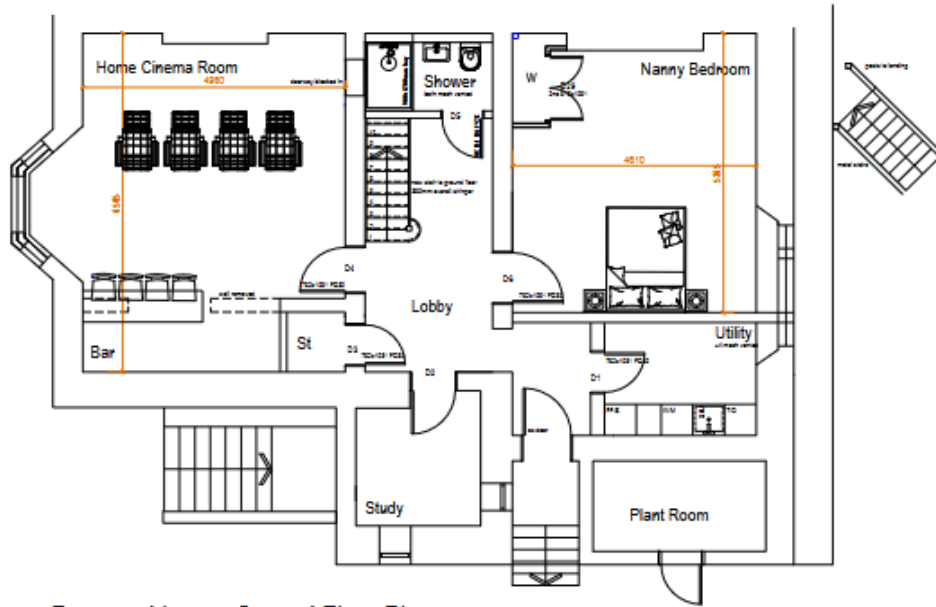
MOBILE PHONE COVERAGE: Data and voice “Good outdoor, and in home” for 02, EE, Three and Vodafone

SERVICES: The property benefits from mains, Electricity, Water and Drainage.

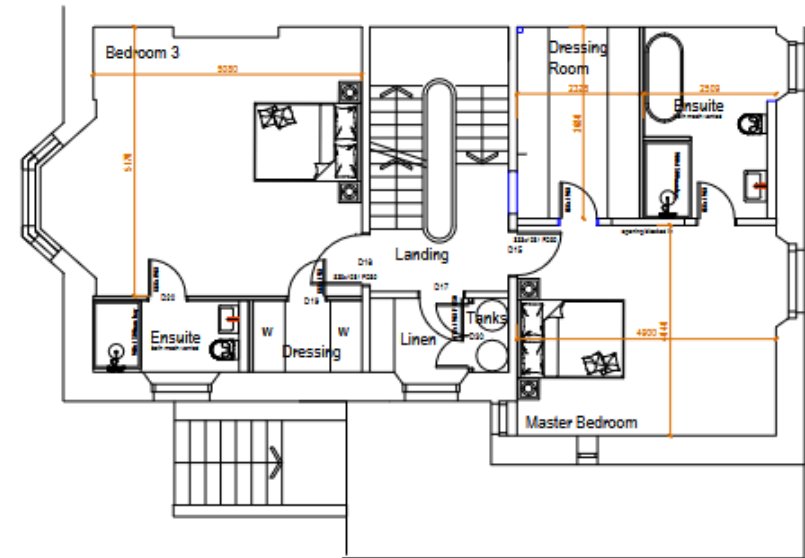
IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

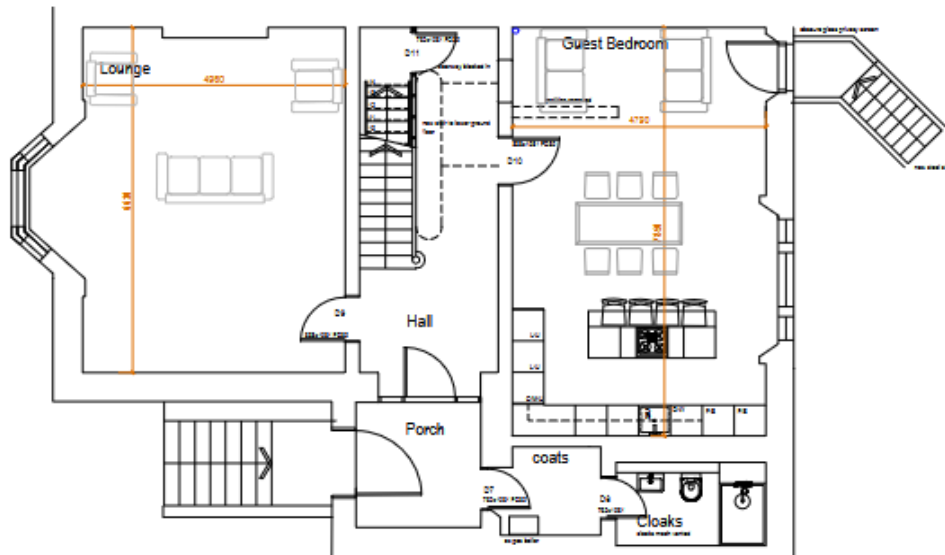
FLOOR AREA 4,131 SQUARE FEET



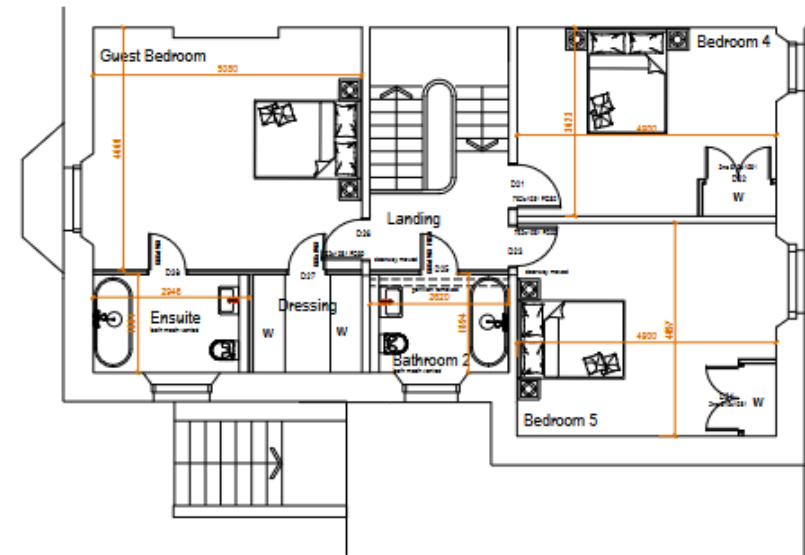
Proposed Lower Ground Floor Plan



Proposed First Floor Plan



Proposed Upper Ground Floor Plan



Proposed Second Floor Plan



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