



26 Hurle Crescent, Clifton, Bristol



# A substantial family home, with off street parking and southwest facing garden, just off Whiteladies Road.

## The Property

Located conveniently just off Whiteladies Road on a peaceful, treelined, residential street, 26 Hurlie Crescent is a substantial, Victorian family home built in the 1890s. There are many retained period features such as the tessellated flooring, stained-glass windows, fireplaces and deep skirting boards, making the home full of character. Whilst original elements remain, the current owners have also modernised and meticulously maintained throughout, adding important features including: EV charging point for the off street parking; secondary or double glazing throughout; a korniche, pyramid roof lantern at the top of the stairwell; complete reroofing with solar panels and photovoltaic cells and a David Salisbury conservatory. The rooms are naturally light and well proportioned, with high ceilings throughout. In addition, the property has a self-contained suite of lower ground rooms with separate external access from the front of the property as well as internal access.



The tessellated entrance hall opens through to both the large central hallway, which also boasts of the original tiled flooring, and useful side access to the rear garden. The ground floor hosts the 3 main reception rooms, the kitchen, conservatory, shower room, cloakroom and large storage cupboard. The living room at the front of the house is bay fronted with large sash windows and with a focal, original marble fireplace. Adjoining is a dining room, which also has an original fireplace and outlook to the front of Hurlle Crescent.

At the rear of the property, facing southwest and overlooking the rear garden, is the kitchen, David Salisbury conservatory and the second reception room with additional shower room; offering flexibility to be used as accommodation with lateral access. There is a downstairs cloakroom with a WC and hand basin and a large storage room on this level.

On the first floor, at mezzanine level, approached by a magnificent staircase there is a utility /laundry room with a fitted airing cupboard with lagged hot water tank and slatted shelving, as well as a double wardrobe and hanging rail. On the first floor, with a useful utility/ laundry room on the half landing, are two large, master bedroom suites. The front bedroom has a large en suite bathroom with separate shower, double vanities and a dressing area with double fitted wardrobes. The rear bedroom has an suite shower room with double basins. Both rooms have feature fireplaces.

On the second floor, at mezzanine level, there is a further bedroom, which is currently used as a study. The further three bedrooms are on the second floor, serviced by a family bathroom with separate shower.

The basement offers potential ancillary accommodation with: a large reception area with kitchen units, an oven, hob and sink, morso squirrel gas fire and a French door to the garden at the rear; an additional bedroom, which is currently used as a gym; a study/ additional storage room ; a bath/shower room; two large storage rooms. There is both internal and independent external access at the front of the property down a set of flagstone stairs.



## Outside

There is a gate and original tiled path leading to the front door alongside the off-street parking area which accommodates two cars and has an EV charging point and electric points. There is side access through the entrance porch through to the rear southwest facing garden which comprises lawn and patio areas with mature fruit trees ( apple, plum and greengage) and an established tree fern. There is a large, lower-level store which spans the blueprint of the kitchen and conservatory and is accessed from the patio. This houses the boiler and has light and electric points. There is an outside tap, electrical point and three water butts.

## Situation

26 Hurlle Crescent is situated in an attractive position on a quiet residential street just off Whiteladies Road, in easy walking distance of local independent shops, supermarkets, cafés and restaurants. Clifton Down station with its frequent connections to Temple Meads is a few minutes walk, Clifton Downs 0.4 miles away with Clifton village and the iconic Suspension bridge approximately 0.75 miles away.

## Property information

**Local Authority:** Bristol City Council

**Tenure:** Freehold

**Council Tax Band:** G

**EPC:** E

**Guide Price:** £1,995,000

**Viewings:** By appointment through sole selling agent Knight Frank

## Approximate Gross Internal Floor Area

Total Area = 510 sq m / 5,489 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank Bristol**

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Robin Engley**

0117 317 1996

[robin.engley@knightfrank.com](mailto:robin.engley@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.