





**HOUSE AND SON**

House and Son are delighted to be able to offer for sale this detached Edwardian house with red brick elevations under a pitched roof covering. The property is approximately 2,720 sq ft of accommodation. A character home with an abundance of original features from fireplaces, leaded and stained glass windows, original internal doors to name but a few. The accommodation boasts feature entrance hallway 23'7" x 8'16" max, two large separate reception rooms, two kitchen/breakfast rooms (potential to knock through) and seven bedrooms conveyed over the first and second floors. A charming house, a rare original feature character home, centrally located to Winton Banks, bordering onto Talbot Woods. General updating is required. Do not miss this genuine opportunity. Guide Price £ 600,000 - £ 620,000 freehold. The guide can be exceeded. The seller's decision is final.

**FEATURE ENTRANCE PORCH**

Enclosed feature entrance porch dual opening glazed doors, tiled floor, provision for shoes and coats etc. Original feature wooden front door with leaded and stained glass detail insert opening into reception hall.

**RECEPTION HALL**

23' 7" x 8' 6 max" (7.19m x 2.59m)

An inviting spacious reception hall with original coved ceiling, picture rail and architraves. The reception hallway access to all principal ground floor rooms.

**GROUND FLOOR CLOAKROOM**

Obscure high glazed windows. Low level WC, wall mounted wash hand basin. Radiator. Part tiled. Tiled floor.

**SITTING ROOM**

18' 10 into bay" x 13' 3" (5.74m x 4.04m)

Square box bay window to front. Feature recessed archway



coves either side of tiled fireplace surround. Tiled step up to hearth. Picture rail, original coved ceiling. Approximately 10ft tall ceiling.

### **DINING ROOM**

**17' 6 into bay" x 14' 0 max" (5.33m x 4.27m)**

Feature Edwardian bay window to front with overview of mature front garden. An "Inglenook" style fireplace setting, recessed archway with fireplace and tiled mantle display. Two feature port hole windows to side with leaded and stained glass. Picture rail, wall light points and original coving. Approximately 10ft tall ceiling.

### **KITCHEN/BREAKFAST ROOM ONE**

**13' 4 max" x 12' 2 overall room size" (4.06m x 3.71m)**

Dual aspect glazed windows with view over mature lawned garden. Obscure part glazed door access to outer porch. Single enamelled sink, taps over, drainer to side. Floor to ceiling cabinets for general storage. Space and plumbing for washing machine. Radiator. Provision for table and chair set, wall mounted boiler. Picture rail. Archway to

### **KITCHEN/BREAKFAST ROOM TWO**

**13' 2 max" x 12' 2 plus pantry" (4.01m x 3.71m)**

Window to rear overview of rear garden, part glazed door to outer porch. Enamelled single bowl with drainer and taps over, fitted base units, recessed chimney area/display. Casement to side/storage. Radiator. Picture rail. Airing cupboard housing pre-lagged tank fitted immersion.

### **PANTRY**

Shelving/storage. Obscure glazed window to side.

Agents note: The two breakfast rooms are currently linked by an internal archway. Both breakfast rooms and kitchen have individual doors accessing onto entrance hall (please see floor plan).



### **STAIRS TO FIRST FLOOR LANDING**

Feature original stairwell with newel posts hand rail. Stairwell leading to first floor landing. Feature obscure glazed window to side on the half landing return. A spacious "T"-shaped reception landing with feature architrave area, all principal rooms leading off.

### **BEDROOM ONE**

**17' 6 into bay" x 13' 1" (5.33m x 3.99m)**

Glazed bay window to front. Feature iron cast fireplace. Pedestal wash hand basin. Picture rail. Original coved







ceiling.

### **BEDROOM TWO**

**19' 0 into box bay window max" x 13' 2" (5.79m x 4.01m)**

Box bay window to front. Picture rail. Coved ceiling. Feature fireplace surround. Pedestal wash hand basin.

### **BEDROOM THREE**

**13' 2" x 12' 2" (4.01m x 3.71m)**

Window to rear aspect with view over the rear garden. Built in closet. Wall mounted wash hand basin.

### **BEDROOM FOUR**

**12' 4 into bay" x 11' 10" (3.76m x 3.61m)**

"L"-shaped. Box bay window to side. Built in closet. Wall mounted wash hand basin.

### **BATHROOM**

**9' 4" x 8' 9" (2.84m x 2.67m)**

Large bathroom with stepup into shower tray, tiled walls, curtain and rail, fitted shower, enamelled bath with taps over. Pedestal wash hand basin. Two radiators, heated towel rail. Built in closet for linen. Part tiled walls. Obscure double glazed window to rear.

### **SEPARATE WC**

Obscure glazed window to rear. Part tiled walls. Low level WC.

### **STAIRS TO SECOND FLOOR LANDING**

**8' 4" (2.54m) ceiling height**

Original newel posts, handrail, half return landing leading to second floor landing. Part vaulted ceiling with window to side.



### **BEDROOM FIVE**

**13' 12 max" x 12' 2 plus door recess" (4.27m x 3.71m)**

With dormer window to front. Part pitched/eaved ceilings. Ceiling height approximately 8'4".

### **BEDROOM SIX**

**16' 4" x 9' 4 plus door recess" (4.98m x 2.84m)**

Dormer window to side, with two store rooms leading off. Part eaved ceiling. Ceiling height approximately 8'4".

### **BEDROOM SEVEN**

**9' 10 into dimmer max" x 9' 5" (3m x 2.87m)**

Dormer window to rear. Access to eaves. Part eaved ceiling.

### **AGENTS NOTE**

Bedroom five/six/seven utilises the floor area dimensions and ceiling height, as part restricted eaved/feature ceilings.

### **GAS FIRED CENTRAL HEATING**

Reception hall, all reception rooms, kitchen/breakfast room and all first floor bedrooms, reception landing.

### **OUTSIDE FRONT**

Red brick boundary wall. Established lawned garden with mature boarders.

### **DRIVEWAY**

**Approximately 9' 0" (2.74m) width**

Parking for several vehicles tandem style.

Agent note: additional potential parking by utilising the front garden.

### **GARAGE**

Brick built garage with dual opening doors.

### **REAR GARDEN**

Fence enclosures, mature shrub boarders, lawned.



Total floor area 253.0 sq.m. (2,723 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



20/02/2023, 12:23

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

15 Bryanstone Road BOURNEMOUTH BH3 7JE	Energy rating <b>E</b>	Valid until: 16 May 2032 Certificate number: 9334-3016-3205-8802-4200
--	---------------------------	--

Property type  
Detached house