



An impressive and versatile family house close to Queens Road and Clifton Village

Pembroke Road, Clifton, Bristol, BS8

£1,800,000 Freehold

savills

Entrance vestibule and reception hall • Drawing room and Dining room • Kitchen/breakfast room and separate utility and pantry • Principal bedroom suite with dressing room and bathroom • Two first floor bedrooms and a mezzanine bathroom with Four top floor bedrooms and a shower room • Self-contained three bedroom lower ground floor flat • Gravelled drive and car parking • Ornamental rewilded front garden, south facing fully enclosed back garden and timber store

About this property

A significant period family house, Grade II listed and providing accommodation over four floors with a large self-contained flat. The property has been enjoyed by the present owners for many years and retains much of its original detail. There are Bath stone elevations with box sash casement windows and shutters. Stained and leaded windows are in evidence and the impressive canterleaver Bath Stone staircase with wrought iron balustrades is a real feature. The principal rooms include high ceilings and fireplaces some period and others more contemporary. Fundamentals have been taken care of, there is an independent heating system for both the self-contained flat and indeed the family home.

The property is approached via the entrance vestibule with a tessellated tiled floor feature stained and leaded side panels and top lights. The reception hall features further stained and leaded glass doors and limestone floors. There are two principal rooms; the drawing room includes a sweeping bay overlooking the front elevation, and there are book cases into the recesses. Adjacent is the dining room with a matching orientation, high ceilings with detail and this is presently used as a more relaxed sitting room. The kitchen breakfast room

spans the rear elevation with two casement windows, there is a working AGA, a feature fireplace and shaker unit with integrated dishwasher, sink and china display unit above. The utility room lies beyond with the prerequisite plumbing with a solid slate work surface and a Belfast sink, a window overlooks the rear elevation. A boot room features the gas fired boiler which supplies the domestic hot water and central heating for the house. Over the first and top floors there are seven bedrooms with a mezzanine bathroom and shower room. The principal bedroom includes a dedicated en suite bathroom and a dressing room that in its present guise is currently being used as a study. The remaining two bedrooms overlook the front elevation and feature fireplaces, one of which also has built in cupboards. The top floor offers a further four bedrooms, one of which is a single. They are generous in scale with pretty fire places and benefit from a separate shower room. The lower ground floor still forms part of the principal home, the existing staircase remains and yet a healthy income can be generated as it is self-contained. The accommodation includes a sitting room, kitchenette, three bedrooms and a bathroom.

Outside and to the front a gravelled drive provides

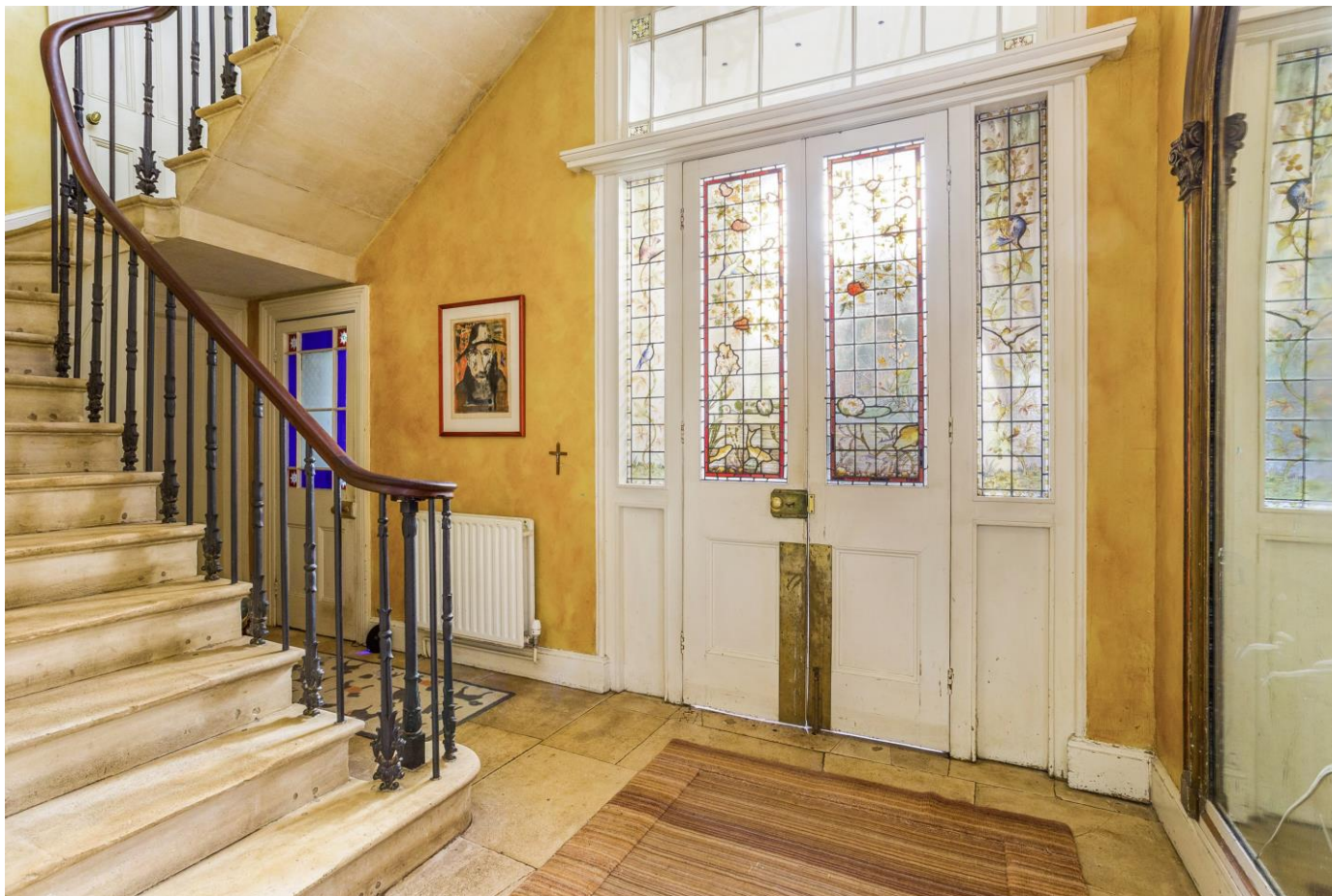




dedicated off street car parking and there is a shaped lawn surrounded by a laurel hedge whilst wrought iron balustrading and steps lead down to the lower ground floor flat. A flag stone path leads to the beautiful and ornate entrance vestibule with a further gate providing access to the rear garden. Fully enclosed and laid to lawn and there is a meandering path and notable specimens include a flowering Wisteria, Ceanothus, Cherry, Fig, Acer, Silver Birch and various fruit trees. There is an ornamental pond and a vine covered timber garden store. A small seating area has been created that enjoys dappled shade from the sunny southerly orientation.

Local Information

The property is well placed for schools in both the state and private sectors; Clifton College, Clifton High School, Christchurch Primary School, Queen Elizabeth Hospital School and Bristol Grammar School are within walking distance. Pleasant walks and mountain bike trails are available from Ashton Court and Leigh Woods and The Downs. Excellent shops, bars and restaurants are available in Clifton Village and Whiteladies Road. There is also extensive shopping at Cabot Circus and The Mall at Cribbs Causeway. Bristol Old Vic, Bristol Hippodrome can all be found in the City Centre. The M32 is about 2 miles away and the M5 (J17) is about 5 miles away. Bristol Airport is about 9.4 miles away and Bristol Temple Meads (about 2.9 miles) has a direct line to Paddington (times and distances are approximate).





Approximate Area = 413.2 sq m / 4448 sq ft
(Including Vault)
Including Limited Use Area (1.8 sq m / 19 sq ft)
For identification only. Not to scale.
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Tenure
Freehold

Local Authority
Bristol City Council, Bristol

Energy Performance
EPC Rating = Exempt

Viewing
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