



**Havard House  
Pembroke Road, Clifton  
BS8**





## An impressive detached house with versatile accommodation and views across Clifton College.



Local Authority: Bristol City Council.  
Tel: 0117 922 2200.

Tenure: Freehold.



### Situation

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 and Badminton School for girls is close by.

Pleasant walks and cycling can be found on The Downs, Ashton Court, Blaize Castle and Leigh Woods.

Excellent shops, bars and restaurants in Clifton Village and Whiteladies Road. There is also extensive shopping available at Cabot Circus, Park Street and The Mall at Cribbs Causeway.

Bristol Old Vic, Bristol Hippodrome and Colston Hall 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).







## The Main House

The property was constructed circa 1860 and retains much of its original detail including fireplaces, cornice, ceiling roses and many of the sash windows include the working shutters.

The southern and eastern elevations are constructed from stone with ornate bath stone quoins and window detail, whilst the western elevation has been rendered with the addition of the substantial kitchen/breakfast room that enjoys the outlook across the gardens.

The ground floor has a vestibule with glazed fan light and double doors leading through to the entrance hall, with feature stained and leaded windows, top lights and the rising staircase to the upper floors.

The dining room has a dual aspect with an attractive fireplace as the focal point and views over the front garden.

Located off the entrance hall, there is a sitting room with a feature fireplace and a door leading to the wonderful open plan kitchen/breakfast room which has a central lantern letting the light flood in and there are double doors leading out to the raised terrace and garden. The kitchen contains a range of wall and base units, various integrated appliances and an electric Aga.

Beyond the stairs is a utility room and separate WC as well as a door which provides access to the lower ground floor.







The first floor has a laundry on the half landing and off the main landing, there is the master bedroom with a double aspect, en suite bathroom and access to a study/dressing room which is also accessible from the landing. A second bedroom also has an en suite bathroom.

The accommodation continues to the top floor where there are three further bedrooms, two with en suites and bedroom 5 has the use of a separate shower room.

## The Garden Flat

The garden floor flat has a separate entrance but is also connected via an internal staircase to the principal home. The accommodation includes a large kitchen/dining/sitting room with a double aspect. There is a bedroom with an en suite bathroom and dressing room beyond, a separate sitting room gives access to a further bathroom and second bedroom beyond. These two rooms have double doors that lead out to the garden.

## Fixtures and fittings

Special light fittings are excluded from the sale. The fireplaces in the dining room and the sitting room do not comply with current fire regulations as they need a ventilation system.







## Outside

The property is approached by electrically operated gates that give vehicular and pedestrian access to a gravelled area and off street parking for several cars. The front garden has box hedging and is a level lawn with a mature hedgerow providing privacy.

The rear garden is level and enclosed. The garden is mainly laid to lawn with well stocked borders including specimen trees such as a magnolia, twisted hazel and a cherry blossom. These gardens are accessible from a raised terrace off the kitchen/breakfast room which is ideal for entertaining.

There is also a single garage with personal door from the garden and an outside w.c.

## Services

All mains services are connected. Gas fired central heating.

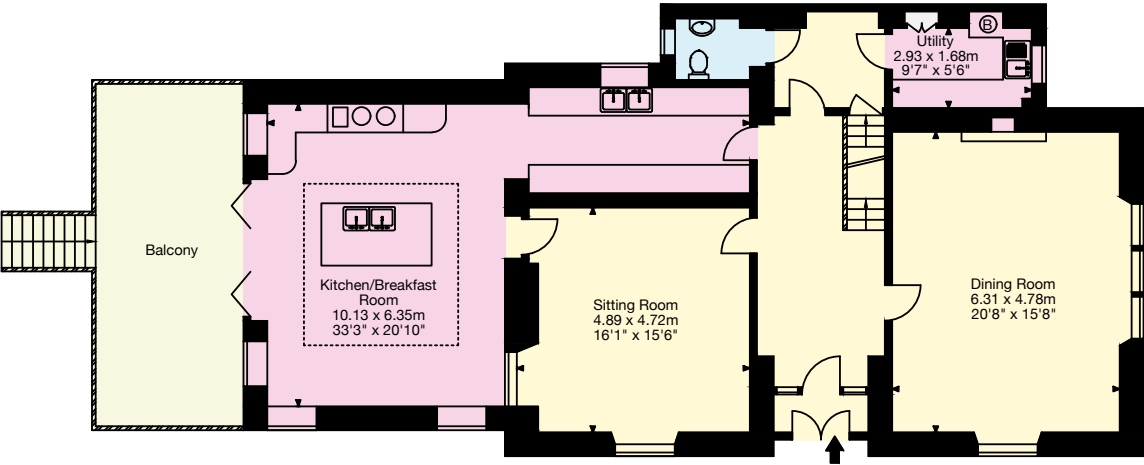
## Viewing

Strictly by prior appointment with the joint agents, Knight Frank Bristol and Savills Bristol.

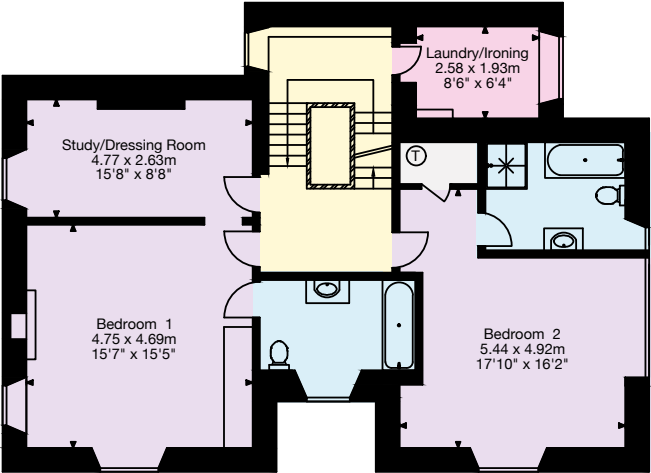
## Directions (BS8 3EE)

Havard House is the sixth house on your right when turning right out of Guthrie Road on to Pembroke Road. Access is via a gated entrance opposite All Saints' Road.

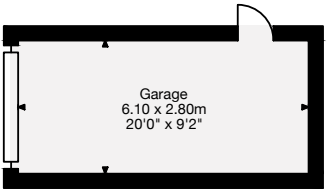
Approximate Gross Internal Floor Area  
Main House = 446 sq m/4,806 sq ft  
Garage = 17 sq m/184 sq ft  
Total Area = 463 sq m/4,990 sq ft



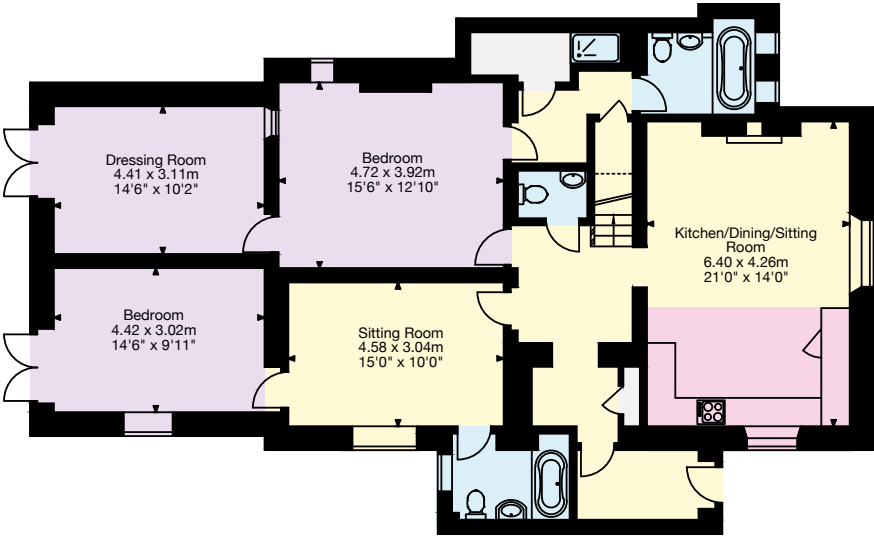
Ground Floor



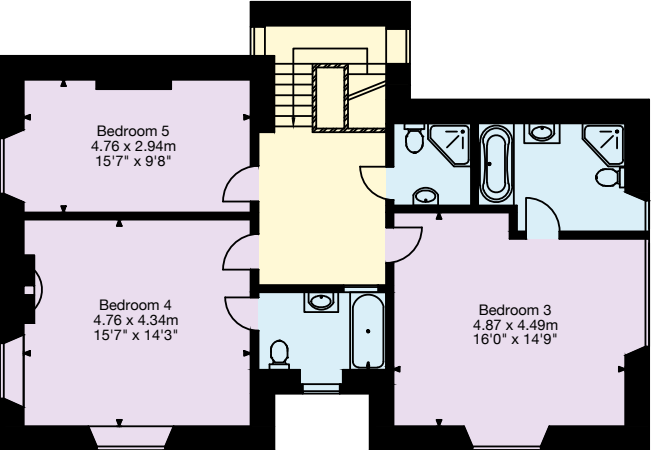
First Floor



Garage



Lower Ground Floor



Top Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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 Particulars.





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