



An impressive Grade II listed townhouse, beautifully presented and incorporating plenty of original detail.

**56 Pembroke Road, Clifton, Bristol, BS8 3DT**

Freehold



Family house with accommodation approximately 3600 square feet

#### Ground floor

- Reception hall
- Drawing room and dining room
- Large kitchen/breakfast room
- Study

#### First floor

- Principal bedroom suite
- Three further bedrooms and a shower room

#### Lower ground floor

- Potential self-contained flat, currently comprising a large hall, a sitting room, two bedrooms, a utility room and a bathroom

- Attractive and well designed front and rear gardens
- Double garage

#### About this property

A magnificent Grade II listed family house, constructed in the mid 19th Century and displaying plenty of original detail. Much loved and in the same ownership for over 20 years, the property offers a versatile footprint with a potential self contained flat on the lower ground floor for income or a dependant relative. There are beautiful principal rooms with high ceilings, large casement windows and working shutters and within the core of the home, a significant kitchen/breakfast room bathed in light and with picture windows over the attractive front garden. The rear garden has been imaginatively designed and

planted and there are advantageous seating areas to capture the differing orientations. The garden is well stocked with a couple of established *Prunus Taihaku* and other flowering shrubs providing variety throughout the year as well as some dappled shade. Of particular note is the double garage, covered in clematis, which provides dedicated car parking as well as additional storage.

The property is approached via a covered porch at the top of a few steps. A small lobby with leaded windows leads to a central hall which features an impressive architrave, cornice and a ceiling rose.





There are two principal rooms on this floor, interconnecting with original folding doors should one wish to enjoy their separate functions. They are arranged as a drawing room and dining room, each has a large sash window, and matching ceiling rose, cornice and chandelier. Two feature fireplaces with marble surround and cast iron inserts create additional focal points. Both rooms are equally well appointed with appealing views of the front and rear gardens, respectively. The study is currently used as a music room but could be ideal for home working with views over the rear garden. The kitchen/breakfast room is the heart of the home with a pair of large sash windows overlooking the front elevation. There are exposed timber floors and a range of wall and base units with tiled surfaces and some integrated appliances.

The first floor galleried landing has a high ceiling with ornate architraves and cornice, and the beautiful cantilevered staircase has a mahogany turned handrail. There are four bedrooms, two of which are currently used as studies, a shower room and an additional WC at the mezzanine level. The principal bedroom has the benefit of built-in wardrobes and an en suite bathroom.

The lower ground floor is integral to the home and yet offers potential for an income or to accommodate a dependent relative. It currently comprises a spacious hall off which there is an intimate sitting room, two occasional bedrooms, a utility room and a bathroom. Doors at the end of the hall give access to the rear garden and the front elevation, respectively.

Adorning the rear elevation is an ornate copper canopy with uprights. It features a flowering wisteria and is a secluded and private place to enjoy the back garden. The raised front garden is accessed via a few steps just inside the front gate to the house. The garden is elevated above the road and features clipped box hedging as well as an established olive tree and a mature and beautiful Parrotia tree. Beneath the garden is a vaulted store, originally used for coal.





**Local Information**

A highly desirable address ideally placed between Whiteladies Road, Clifton Village and Durdham Downs. The property is close to the Clifton College and Clifton High School campuses with easy access to other well regarded schools and Bristol University. There is good access to the arterial roads serving Bristol's commercial centre and indeed the motorway networks, and Clifton Down station provides a satellite link to Bristol Temple Meads train station

**Tenure**

Freehold

**Local Authority**

Bristol City Council

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Telephone: +44 (0) 117 933 5800.





Approximate Area = 337.4 sq m / 3632 sq ft  
Garage = 23.9 sq m / 257 sq ft  
Total = 361.3 sq m / 3889 sq ft  
Including Limited Use Area (2.6 sq m / 28 sq ft)  
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