



GLENAVON COTTAGE

Clifton, Bristol, BS8 3HU

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A beautiful period coach house offering four double bedrooms, integrated double garage and private garden in a highly sought after location and potential to modernise.

* OFFERED CHAIN FREE WITH VACANT POSSESSION * PRIME CLIFTON LOCATION, ADJACENT TO DURDHAM DOWNS * PRIVATE ROAD OF MEWS AND COACH HOUSES * FOUR BEDROOMS * CIRCA 1760 SQUARE FOOT * INTEGRATED DOUBLE GARAGE WITH CONVERSION POTENTIAL * ENCLOSED PRIVATE GARDEN * OPEN PLAN KITCHEN LIVING / DINING ROOM * EPC: E

Situation

Glenavon Cottage is located on a private road which is accessed off Clifton Down which borders the edge of The Downs; conveniently situated between Clifton village and the hustle and bustle of Whiteladies Road.

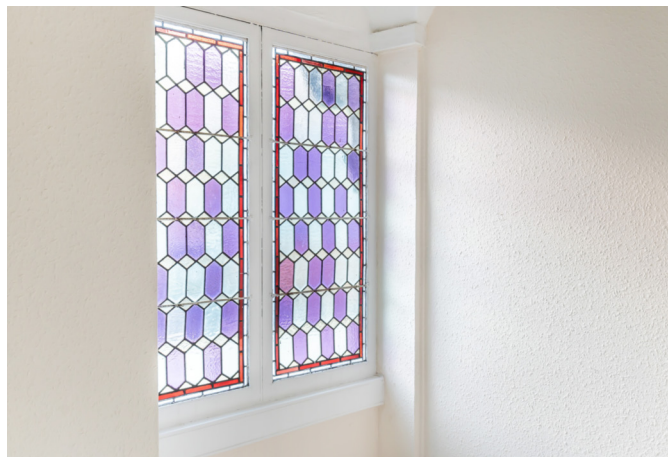
Clifton village provides numerous cafés, restaurants and boutique shops whilst not too far away is Whiteladies Road with further essential amenities, Clifton Down rail station and the convenience of a large Sainsburys supermarket.

150 yards along the road is The Downs, 440 acres of public green open space.

Bristol is highly regarded for its educational establishments and the house is within catchment for Christchurch Primary School (0.6 miles). Clifton College is just along the road (circa 150 yards with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

The M5 is just over 5 miles away, with the M32 2.6 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport is 8 miles to the south.

For Sale Leasehold





Glenavon Cottage is a two story coach house in a sought after location and with great character, offering a rare opportunity for modernisation, with the scope to modernise and customise throughout, as well as extend the living accommodation into the large integrated garage space, subject to necessary consents.

The ground floor of the cottage features a spacious open plan kitchen and dining room which enjoys plenty of natural light due to its dual aspect orientation and provides access out to a private enclosed garden to the rear with an easterly orientation.

Adjacent to the kitchen is a fully equipped bathroom, complete with bath, overhead shower, w.c. and sink. Beyond the bathroom is an integral door providing access through to a large garage.

The integrated garage currently serves as parking for up to three vehicles whilst offering huge potential to create additional living accommodation.

Ascending the stairs to the first floor, is a landing which offers access through to four double bedrooms, two of which are interconnecting and which are served by a separate cloakroom.

Outside

Glenavon Cottage is situated on a private road access from Downs Road and directly opposite the circa 440 acres of Clifton's Durdham Downs. The property itself enjoys sole use of a private enclosed garden with an Easterly orientation to the rear.

Leasehold: with approximately 837 years remaining.

Services

Mains water, electricity, gas and drains. Gas central heating system.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

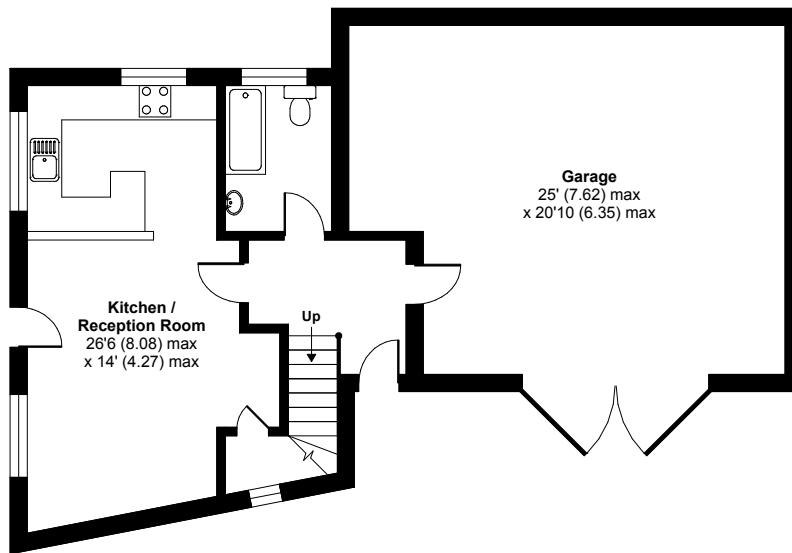
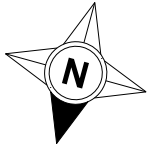
Directions: BS8 3HU



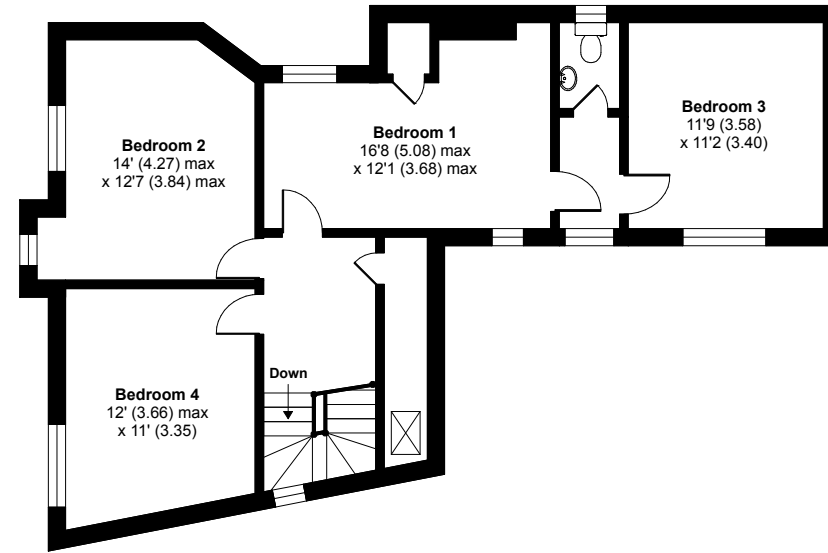
Glenavon Cottage, Clifton Down, Bristol, BS8

Approximate Area = 1761 sq ft / 163.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 938621