



# 35A BELLEVUE CRESCENT

Clifton, Bristol, BS8 4TE



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A fabulous family home in an enviable location with far reaching views complete with a circa 90' private rear garden and reserved parking on a private lane.

\* CHARMING PERIOD FAMILY TOWNHOUSE \* CIRCA 90 FT PRIVATE GARDEN WITH SIDE AND REAR ACCESS \* BEAUTIFUL KITCHEN EXTENSION WITH BI-FOLDING DOORS \* END OF TERRACE WITH UNINTERRUPTED VIEWS \* SPACE FOR 6 DOUBLE BEDROOMS, CURRENTLY LAID OUT AS FOUR. \* GRAND BATHROOM SUITE \* GUEST ROOM WITH EN-SUITE \* BEAUTIFUL RETAINED PERIOD FEATURES \* EXCELLENT STORAGE THROUGHOUT \* LOCATED ON A QUIET, NO THROUGH ROAD

## Situation

Bellevue Crescent is a fabulous Victorian Crescent of period houses, built of local Cabot Stone and ideally situated between Clifton Village, Clifton Triangle and the wonderful floating harbour which can be accessed directly from White Hart Steps.

The residents enjoy a highly regarded community spirit, with a well-attended annual street party (when and where possible) and it is popular with many families due to its convenient location close to several of Bristol's leading schools (BGS, QEH and Clifton High School are all within 1 mile), and within the catchment area for both Hotwells and Christchurch Primary Schools. Bristol Cathedral Choir School is just 0.5 miles away, and the property sits within the Cotham Secondary School catchment area.

## For Sale Freehold

35a Bellevue Crescent is a wonderfully proportioned period townhouse, arranged over four floors and presenting some 1834 sq. ft of elegant and versatile accommodation, and circa 90 foot long private enclosed garden to the rear.

The current owner has lovingly maintained and tastefully renovated the house for well over a decade, which includes (but is not limited to) a beautiful dual aspect kitchen extension with Bi-folding doors, grand bathroom suite, roof refurbishment works, the installation of underfloor heating and double glazing within several areas of the property.







Internally, there are a host of retained period features, including original pine floor boards, an array of period fireplaces and original window shutters.

On entering the house, a welcoming hallway with ample space to hang coats and kick off muddy boots offers access through to a sizeable kitchen dining room to the right and a cosy sitting room and downstairs w.c to the left.

The dining room and extended kitchen is situated towards the rear of the property and is without a doubt a hugely notable feature of this lovely home.

The rear elevation extends to offer additional space into a versatile kitchen, dining and living space, complete with underfloor heating, a sky light and wall-to-wall bi-folding doors which offer both access to and uninterrupted views of the beautiful garden beyond.

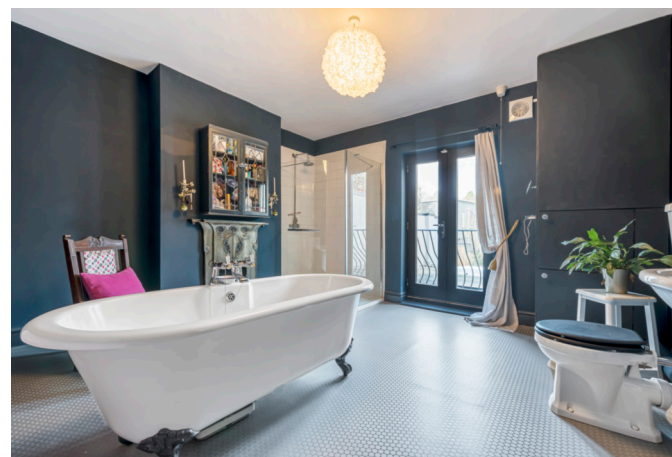
Like much of this home, this room benefits greatly from its dual aspect nature, allowing light to pour into the space, whilst also ensuring the enviable views across to Cabot tower and Brandon Hill nature park to the north and Bristol's floating harbour to the east are framed beautifully at every opportunity.

The kitchen itself has been designed with day-to-day family life at its core, with a wealth of wooden work top space, a combination of floor mounted storage cupboards, a freestanding kitchen island, a pantry cupboard and all of the utilities one might need or expect. The dining area adjacent to the kitchen is open plan, spacious and has plenty of room for a large dining table and chairs.

The ground floor is also home to a charming sitting room which is situated at the front of the property and enjoys beautiful views to both the east and south through two large double glazed windows. Further notable features include a beautiful feature fire place and original window shutters. The sitting room is currently being utilised as a home office which includes a discreetly hidden downstairs w.c. within a recessed store which runs behind the stairs.

A carpeted stair case with a useful storage cupboard beneath leads up to a further three floors and a further six rooms.

The first floor is home to a wonderful and impressive bathroom suite which has been beautifully finished to include a walk-in shower cubical, a bear claw roll top free standing bath, w.c., sink, towel rail and set of French double doors which boast views across the garden below and up towards the rolling green hills of Brandon Hill and Cabot Tower.





Adjacent to the bathroom suite on the first floor is a further reception / sitting room with a large south west facing sash window, log burning stove, original pine floor boards and further recessed cupboard storage, a useful feature present in almost every room. It is worth noting this room would work perfectly as an additional bedroom if required.

The upper two floors of accommodation offer four generous and light filled double bedrooms, each enjoying its own aspect and orientation and stunning views, as well as further features such as fire places and floor boards.

The fourth floor features a dedicated guest room which has been tastefully converted to include lovely en-suite shower room and w.c.

### Outside

No. 35a has the benefit of a circa 90 ft private garden which is landscaped beautifully with a combination of herringbone brick patio for entertaining as well as a mixture of planting pots and flower beds.

Towards the rear of the garden is a useful decked entertaining space which gets lots of sun. To the side of the decked area there is gated access to a small lawned communal garden, which is shared between neighbours. A beautiful, large red brick chimney tower stands beyond the garden, which used to service swimming baths in years gone by.

The garden itself can be accessed directly from the house via the kitchen's bi-folding doors or alternatively, via a side gate at the front of the property, or a further private gate which can be accessed on foot from Bellevue Cottages and via the communal garden.

### Services

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

### Local Authority

Bristol City Council. Tel 0117 922 2000 Council Tax: Band D

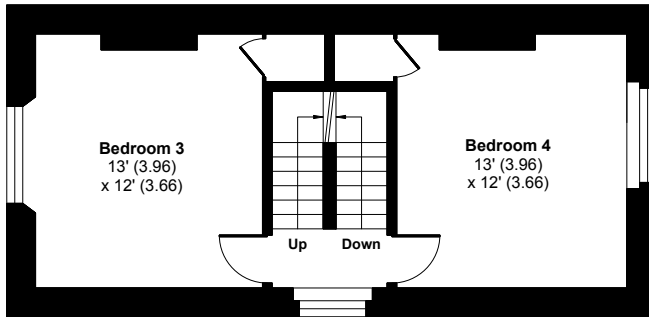
Directions: BS8 4TE



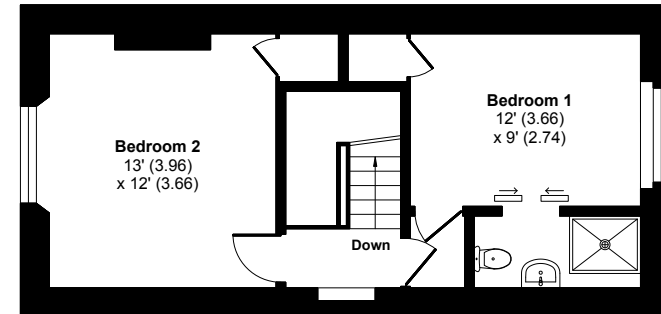
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Approximate Area = 1834 sq ft / 170.3 sq m

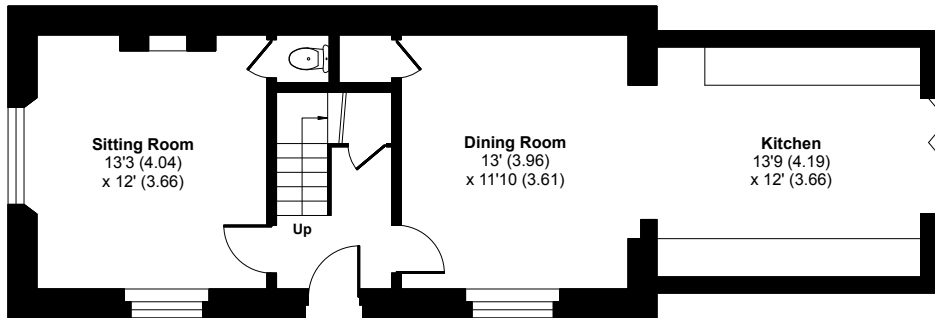
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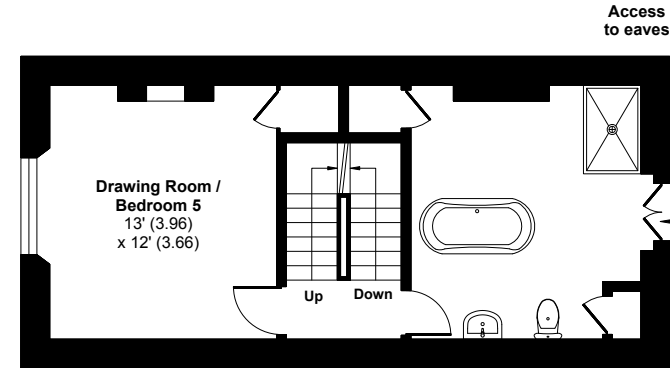
SECOND FLOOR



THIRD FLOOR



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: 949053