



PRINCES COTTAGE

16 The Paragon, Clifton, Bristol, BS8 4LA



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An exceptional Grade II Listed Georgian townhouse on one of Clifton's most sought-after roads; with a private garden, driveway, garage and extensive communal gardens.

* SUPERB GRADE II LISTED CLIFTON VILLAGE TOWNHOUSE * STUNNING PRIVATE GARDENS WITH VIEWS ACROSS TO BRUNEL'S SUSPENSION BRIDGE * GATED DRIVEWAY WITH EXTENSIVE OFF-STREET PARKING * INTEGRATED GARAGE * SITTING ROOM, DINING ROOM AND FAMILY KITCHEN * SOUTH-FACING CONSERVATORY * FAMILY ROOM AND GENEROUS HOME OFFICE * FIVE DOUBLE BEDROOMS AND TWO BATH / SHOWER ROOMS * UTILITY ROOM * EXTENSIVE STORAGE AND WINE CELLAR * EXTENSIVE "RESIDENTS ONLY" COMMUNAL GARDENS

Situation

Princes Cottage is set on end of Princes Buildings and the entrance to The Paragon, on the western edge of Clifton village.

Clifton village itself is literally on the doorstep, well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the south is easy access to Bristol's famous historic floating harbour, and just to the north access to The Downs and The Observatory.

Local schooling is excellent; with Christ Church Primary School (0.5 miles), Hotwells Primary School (0.2 miles) and Bristol Grammar School, Clifton College, Clifton High School and QEH all inside a mile of the front door.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.3 miles to the south.

For Sale Freehold

Quite simply Princes Cottage is an architectural gem; Grade II Listed and built circa 1790 in the late Georgian style by William Paty, an important architect responsible for many of Bristol's most distinctive buildings including Blaise Castle House and "The Georgian House" museum on Great George Street.

It's charming four-storey double bow-fronted exterior is unmissable, complete with "Tuscan" style pilasters and entrance portico with its rare oiel-de-boeuf window.







Internally are beautifully retained mahogany doors, a stone cantilevered staircase, original fire-surrounds and ceiling plasterwork.

Once through the gated entrance, where there is enough space for five or six parked cars, shallow steps lead up to the first floor front door and into the welcoming entrance hall.

Flanked on either side by bays, there is a beautiful bay-fronted sitting room to the south side with a light filled dual aspect, triple shuttered sash windows and coal effect gas fire with a marble fire surround.

Shuttered French doors open into a superb south-facing conservatory, catching much of the day's sun with bi-folding doors opening out onto a flagged sun terrace with steps leading down to the garden.

On the opposite side of the hall is a lovely bay-fronted dining room, again with triple sash shuttered windows with views down The Paragon, and a carved wooden fire-surround and coal effect gas fire.

From here, steps lead down into the recently fitted kitchen, with an expanse of quartz worktops, plenty of floor and wall-mounted storage and a range of integrated NEFF appliances including a recessed microwave / combi, ceramic hob and electric pyrolytic oven. In addition there is an integrated dishwasher and family fridge / freezer.

From the hall, steps lead down to the lower ground floor with a versatile suite of rooms currently arranged as a family room and generous home office.

The family room boasts plenty of fitted storage, along with access to the utility room which in turn leads through into the vaulted wine cellar.

The study / home office is again a wonderful size, and leads into the large integrated double garage / workshop with an electric door opening to the driveway and garden beyond.

From the entrance hall a beautiful stone cantilevered staircase leads up to the first floor, complete with mahogany handrail, with the first floor landing illuminated by an oversize arched sash window.

To the south side is the master bedroom, with its light filled dual aspect and southerly views down the garden, complete with twin sets of fitted wardrobes.

On the other side of the hall is a guest bedroom, with a well-appointed family bath and shower room serving both bedrooms.





Across the top floor lie three further double bedrooms; with an extensive bedroom above the master with full wall of built in wardrobes and extensive southerly views. From the rear bedroom are lovely views up towards Royal York Crescent, and views from the front bedroom across the south of Clifton.

These rooms are served by a modern fitted shower room, complete with enclosed shower cubicle, a w.c and wash basin.

Outside

Quite simply, the south-facing walled gardens of Princes Cottage are superb; a quiet, private and peaceful haven in the heart of Clifton.

Extending down to the side of the house from the gated entrance, they gently drop down from a level lawn in a carefully landscaped series of shallow terraces to take advantage of their south facing orientation and making the most, as you progress down, of the superb views across to Brunel's iconic Suspension Bridge.

Nearest the house is a lovely level lawn, with the terraces sloping away to the south culminating at the bottom tier with a paved dining terrace and perfect sun-downer and BBQ spot.

Truly superb.

The gardens are also served by outside power, lights and a water feature.

In addition the house has the distinct advantage of owning a share of The Paragon communal gardens (subject to an annual subscription); a stunning, mostly level garden shared between several other residents of the road and kept beautifully throughout the year for the residents' enjoyment.

Both gardens, public and private, are fully enclosed with an array of year 'round colour, form and extensive views.

Outside

Services

All mains services connected. Gas fired combination boiler. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000
Council Tax: Band H

Directions: BS8 4LA



Princes Cottage, The Paragon, Clifton, Bristol

Approx. Gross Internal Area
3272.22 Sq.Ft - 304.0 Sq.M

Garage Area
289.44 Sq.Ft - 26.89 Sq.M

Total Area
3560.0 Sq.Ft - 330.70 Sq.M



Restricted Head Height



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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clear and effective property sales



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