



## THE SCHOOL HOUSE

2 Cobblestone Mews, Clifton, Bristol BS8 3DQ



# The School House

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A stunning and beautifully proportioned three-bedroom Coach House with gated off-street parking, south-west facing courtyard and superb communal gardens.

\* HIGHLY DESIRABLE QUIET CLIFTON LOCATION \* SOUGHT-AFTER TWO STOREY COACH HOUSE \* BEAUTIFULLY REFURBISHED THROUGHOUT \* GATED OFF-STREET PARKING WITH EV POINT \* SOUTH-WEST-FACING PRIVATE COURTYARD GARDEN \* CIRCA 1,400 SQUARE FEET \* THREE BEDROOMS AND TWO BATH / SHOWER ROOMS \* SENSATIONAL 710 SQ. FT FIRST FLOOR OPEN PLAN LIVING SPACE \* ACCESS TO WORCESTER TERRACE'S STUNNING COMMUNAL GARDEN \* PRIVATE COMMUNAL GARDEN FOR BADMINTON HOUSE RESIDENTS \* EPC: C

## Situation

Cobblestone Mews is a sought-after residential road, ideally situated just to the east of Clifton Village and The Downs, and in close proximity to two of Bristol's leading independent schools. Clifton Village, with its eclectic mix of independent shops, bars, and restaurants, lies just to the west, with The Downs to the north and Whiteladies Road to the east.

Bristol is highly regarded for its educational institutions, and this property is within the catchment area for Christchurch Primary School (0.2 miles). Clifton College, which includes a respected nursery and Butcombe Prep School is a stroll away, as is Clifton High School. BGS, QEH, and Badminton School for Girls are also within easy reach.

Bristol itself is widely regarded as the "gateway to the West," with the M5 just over 5 miles away and the M32 2.5 miles to the east. Regular trains depart from Bristol Temple Meads to London (1hr 20), which is just under 3 miles away.

Additionally, Bristol Airport, providing access to Europe and the rest of the UK, is only 8 miles to the south.

## For Sale Leasehold

The School House is undoubtedly one of the most exciting and beautifully presented Mews Houses in Bristol.

Recently refurbished to a high standard throughout, its roots go back to the mid-1800's.







It was once home to the highly acclaimed (and relocated) Badminton School for Girls; with the Coach House used variously as a girls study and students assembly room.

Now it presents over 1400 sq. ft of sensational accommodation; with three charming bedrooms across the ground floor, and an exquisite circa 700 sq. ft open plan kitchen, dining and family room across the first.

This room boasts extraordinary natural light; with its triple aspect, raised windows and suite of oversize sash windows to the east.

It a fabulous space to enjoy; whether alone or as a couple, or to throw open for drinks and dinner parties, spilling out onto the enclosed south-west facing terrace.

With underfloor heating across this entire floor, the luxury Shaker & May kitchen provides a focal point to the west side of the space, with its expanse of workspace, huge central island and array of fitted storage.

A state-of-the-art Mercury range cooker, with an induction hob, overlooks the reception space beyond, a perfect spot to chat to family and friends whilst cooking.

Across the remainder of the floor is more than enough room for a large dining table and chairs, flowing into the "sitting room" with plenty of space for sofas and chairs for casual lounging. There is even enough room for a fitted bar, to mix the perfect evening sundowner.

Downstairs, across the ground floor lie three lovely bedrooms; with bedrooms two and three to the east side of the house and sharing a beautifully appointed family bathroom; complete with an oversize walk-in shower and separate panelled bath, w.c and wash basin.



The master bedroom is superb; with space for a large double bed open plan to the dressing room / walk-in wardrobe and a luxury ensuite shower room.

Finished in a boutique hotel style this enjoys a large walk-in shower, w.c and wash basin, with a recessed cupboard housing the boiler and hot water tank.

There is direct access too from the master bedroom out onto a private lower terrace, with steps up to the larger courtyard terrace above.

In addition the ground floor entrance hall has a useful understairs utility cupboard, with space and plumbing for a washing machine and condenser dryer.



## Outside

The School House enjoys an enviable choice of outside spaces; from the private enclosed south-west facing terrace to the beautiful communal gardens of Worcester Terrace, along with a smaller communal garden belonging to just the residents of Badminton House.

The private courtyard catches much of the midday and afternoon sun, with two wall-mounted electric heaters ready to see long Sunday lunches and evening BBQ's through well into the evening.

Worcester Terrace Gardens are sublime and, for a small annual subscription, allow full access to owners of The School House and their guests.

Planted in circa 1840, and once the tennis courts to the residents, they run the full length of Worcester Terrace with space for everyone to enjoy throughout the year.

The smaller communal garden, serving just Badminton House residents, provides bench seating and catches much of the morning sun.

In addition, there is allocated and gated off-street parking for one car (with an EV point), a secure bike store and fitted timber-built bin stores.

## Services

Mains water, electricity, gas, and drains. Full fibre broadband.

## Local Authority

Bristol City Council - 0117 922 2000.

Council Tax: Band E.

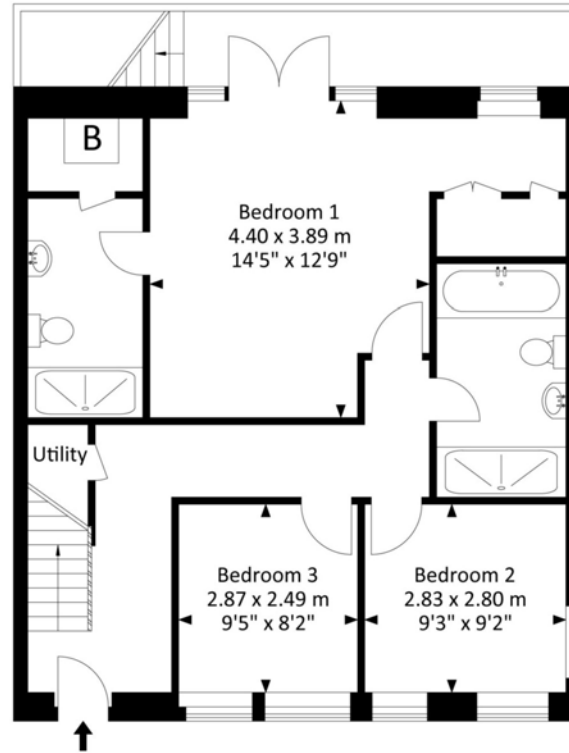
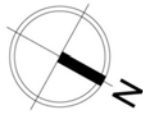
Directions: Post Code: BS8 3DQ

Viewings: Strictly by appointment with Rupert Oliver Property Agents.

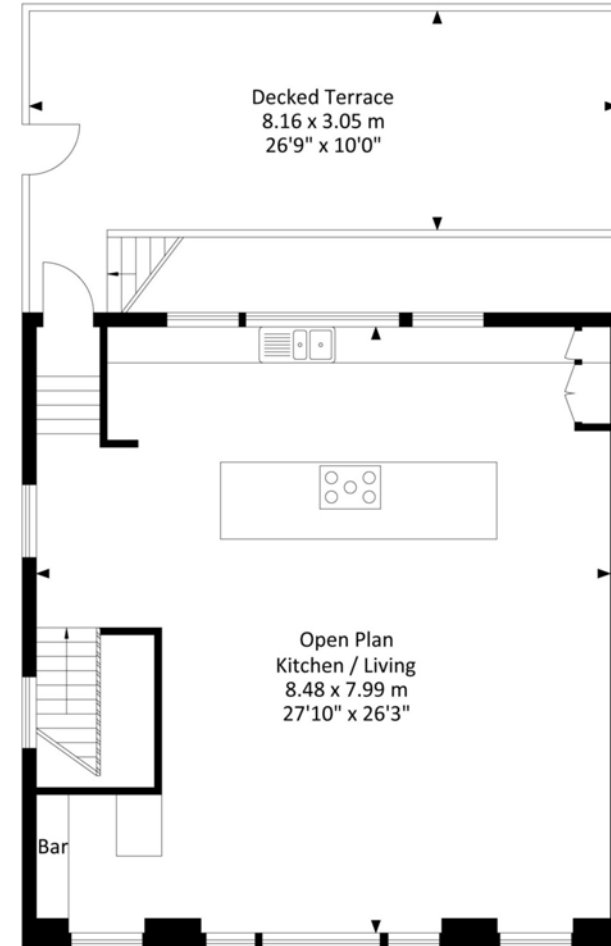


# Cobblestone Mews, Clifton, Bristol BS8 3DQ

Approx. Gross Internal Area  
1411.30 Sq.Ft - 131.10 Sq.M



Lower Ground Floor



Ground Floor

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.