



11 CANYNGE SQUARE

Clifton, Bristol, BS8 3LA

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A characterful Georgian home with period charm, landscaped patios, and a roof terrace, in one of Clifton's most prestigious locations.

* FIRST TIME TO MARKET IN OVER THREE DECADES * PRESTIGIOUS AND SOUGHT-AFTER CLIFTON LOCATION * SELF-CONTAINED FLAT WITH INDEPENDENT ACCESS * A RARE OPPORTUNITY FOR A SYMPATHETIC REFURBISHMENT * FRONT & REAR PATIOS, FIRST-FLOOR BALCONY, AND ROOF TERRACE * JUST MOMENTS FROM CLIFTON VILLAGE

Situation

Canynge Square is one of Clifton's most desirable addresses, offering tranquil, tree-lined avenues near Clifton Village. The property is close to Clifton College, The Downs, and 400 acres of public open space. A short 0.2-mile walk across Christchurch Green leads to Clifton Village, known for its cafés, restaurants, and boutique shops.

Renowned for excellent schools, the property is within the catchment for Christchurch Primary (0.4 miles) and just 0.3 miles from Clifton College, with nearby schools including BGS, QEH, Badminton School, and Clifton High. Bristol's superb transport links include the M5 (5 miles), M32 (2 miles), Bristol Temple Meads station (3 miles, London in 1hr 20), and Bristol Airport (8 miles).

For Sale Freehold

Nestled within a sought-after Georgian terrace, this distinguished property features an impressive frontage, landscaped front and rear patios, and a roof terrace with stunning views. Spanning four floors, the house combines period charm with modern convenience, including a self-contained lower ground floor flat with independent access.

The west-facing front patio, enclosed by a wall and gate, offers space for outdoor dining and relaxation. Entering through the front door, you are welcomed into a hallway adorned with intricate ceiling mouldings and ornate arch detailing. To the left is a versatile dining room with a large sash window, original shutters, a tiled feature fireplace, and abundant natural light. This space could also serve as a secondary reception room. The rear kitchen is equipped with integrated appliances—microwave, oven, grill, electric hob,





dishwasher, and washing machine—and boasts ample storage. Large casement windows with restored pine shutters overlook the rear patio, flooding the room with light.

Ascending to the first floor, an elegant reception room at the front features a floor-to-ceiling sash window opening onto a west-facing balcony with an ornate cast-iron balustrade. The room's character is enhanced by original ceiling mouldings, a central ceiling rose, and a marble fireplace. To the rear is a study with bespoke cabinetry, wall-to-wall book storage, and a gas stove-style fireplace. This versatile space could also function as an additional bedroom. A WC completes this floor.

The second floor houses two spacious double bedrooms, each with integrated wardrobe space and large sash windows. The landing, illuminated by a skylight, provides access to a family bathroom featuring a tiled bath, walk-in shower cubicle, sink, WC, and heated towel rail. Additional storage is provided by an airing cupboard and a second cupboard.

On the third floor, the main bedroom is a bright, dual-aspect space with an en-suite shower room featuring a walk-in shower, heated towel rail, WC, and sink. Adjacent is a smaller second bedroom, ideal as a single bedroom, study, or dressing room. A glazed door opens onto the roof terrace, finished with composite decking and offering breathtaking views—an ideal space for relaxation or entertaining.

Descending to the lower ground floor, the self-contained flat features its own independent entrance from the front patio. This bright and spacious area includes a reception room with integrated storage, a generous double bedroom overlooking the rear patio, a shower room, and a galley kitchen fitted with a gas hob, electric oven, washing machine, under-counter fridge, and Vaillant boiler. Separate electricity and gas meters make it an excellent space for guests or rental opportunities.

Outside

The rear patio offers a tranquil, low-maintenance space for al fresco dining. The sunlit west-facing front patio provides privacy and space for outdoor seating, while the top-floor roof terrace boasts panoramic views over Clifton's rooftops.

Services

The property has mains electricity and gas.

Local Authority

Bristol City Council: 0117 922 2000

Directions: Postcode: BS8 3LA



Approximate Floor Area = 251.4 sq m / 2706 sq ft
 External Storage = 4.6 sq m / 49 sq ft
 Total = 256.0 sq m / 2755 sq ft
 (Excluding Courtyard)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83799