



**10 Southernhay Crescent**  
Cliftonwood, Bristol, BS8 4TT

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**A charming four-bedroom townhouse in the heart of Cliftonwood with stunning views over Bristol.**

Beautifully presented period townhouse | Four spacious double bedrooms  
Open plan living and dining area filled with natural light | Stylish newly updated modern kitchen with high-end appliances | Two family bathrooms, both featuring Velux windows for added light | North-west facing courtyard garden with lane access | Extensive storage including a custom-built cedar shed and boarded attic | Sought after residential location with strong community feel | Walking distance to Clifton Village, Harbourside and excellent local schools | No onward chain – Available from end of June  
EPC rating: D | Residents' parking within the CH zone

## Situation

Southernhay Crescent is situated just off Cliftonwood Crescent, an iconic multi-coloured terrace in Cliftonwood, this highly sought-after area nestled between Clifton Village and Bristol's Floating Harbour. The neighbourhood boasts a strong sense of community, with local events bringing residents together throughout the year.

Families will appreciate the proximity to excellent schools, including Christchurch, Cathedral, Hotwells and St. John's for primary education, as well as Cotham and Cathedral for secondary schooling. The area also benefits from top independent schools such as Bristol Grammar School, QEH and Clifton High.

Despite its central location, Southernhay Crescent enjoys a peaceful setting with minimal traffic noise. Residents benefit from nearby green spaces, including the Cliftonwood Village Green and a local play park next to The Lion pub.

## For Sale Freehold

10 Southernhay Crescent is a beautifully proportioned townhouse offering spacious and light-filled accommodation across three floors. Retaining much of its period charm, the property features original sash windows, Bath-stone detailing and high ceilings throughout. The house has been carefully maintained and thoughtfully updated, with a full rewire completed in 2012, a modern RCD board and a new boiler installed in 2019 that has been





serviced annually. The roof was fully renovated with new leadwork in 2019 and luxurious wool carpets were installed throughout in 2021, ensuring a blend of character and contemporary comfort.

Stepping inside, the welcoming entrance hallway leads into a bright and airy living space, which flows seamlessly into the dining area and kitchen beyond. The sitting room is an elegant space with bespoke cabinetry, tall sash windows and an ornate fireplace. The kitchen, installed in 2022, is fitted with high-end appliances including a Fisher & Paykel American fridge/freezer, a Quooker hot tap, a Smeg oven, an integrated Neff dishwasher and Neff induction hob. Underfloor heating, quartz countertops and a breakfast bar complete the space. Electric automated Velux roof windows flood the room with natural light, creating a wonderful setting for family life and entertaining.

The first floor offers two generous double bedrooms, both benefiting from large windows and ample natural light. The principal bedroom boasts stunning period details, including ornate ceiling features, while the second bedroom enjoys views across the back lane towards the top of the hill. A stylish bathroom, located on the half landing, features a Velux window, a Kaldewei bath and high-quality Vado taps and thermostatic shower fittings.

Ascending to the second floor, a large, double-glazed window floods the landing with light. A wealth of built-in storage is available here, with floor-to-ceiling fitted cupboards. Two further double bedrooms offer incredible views – one overlooking the courtyard and neighbouring gardens and the other providing a breathtaking panoramic outlook across Bristol. The back bedroom also benefits from an electric Velux window with automated integrated blackout blind, offering a view of the stars. This floor also features a well-appointed shower room, complete with a Grohe thermostatic shower system and an electric Velux window for added ventilation and natural light



## Outside

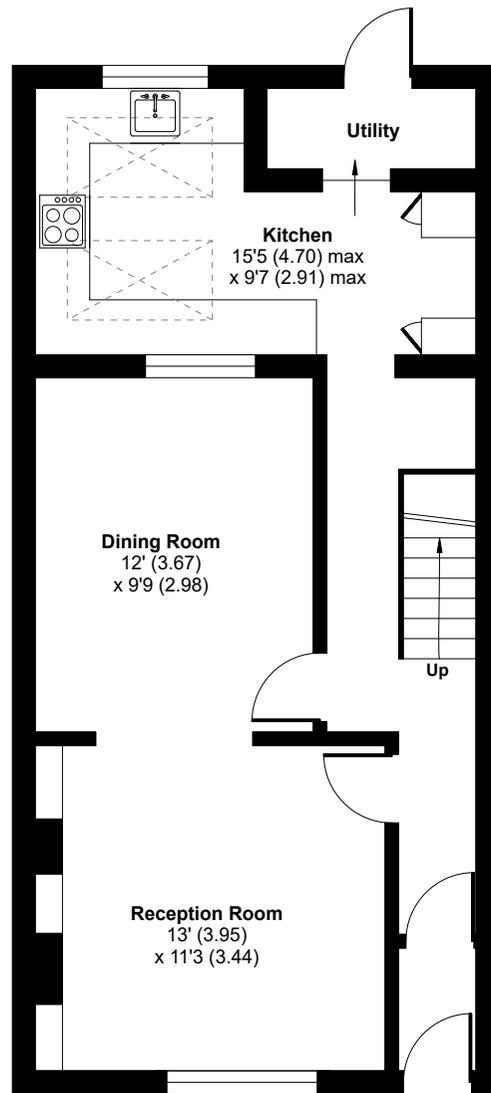
The rear courtyard garden is a delightful and private space, perfect for outdoor dining and entertaining. With seating for eight people, four outdoor power points and a large cedar shed capable of storing multiple bicycles, this area is both stylish and functional. A rear gate provides direct access to a private lane, adding convenience for those with bikes or outdoor equipment. Good parking availability including on-street parking and extra spaces available at the top of the street.

This is a rare opportunity to acquire a stunning Cliftonwood home with no onward chain.

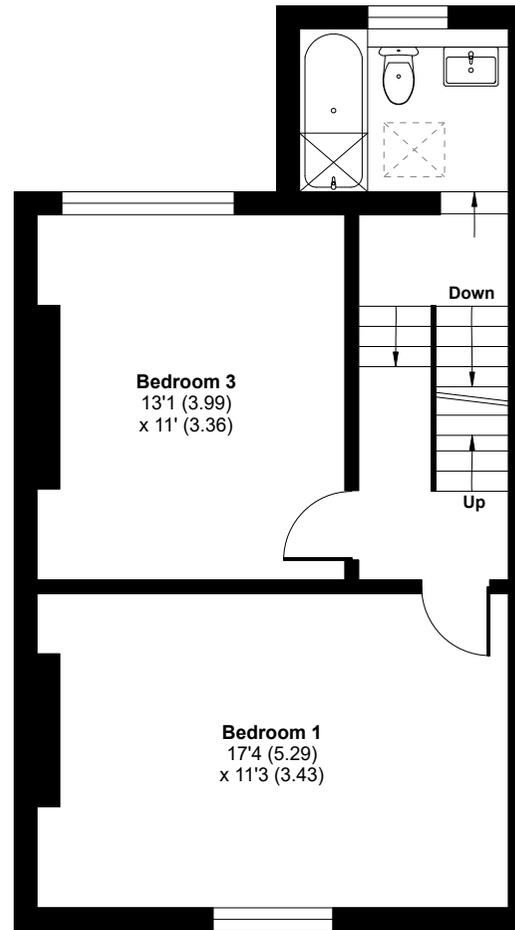
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Approximate Area = 1456 sq ft / 135.2 sq m

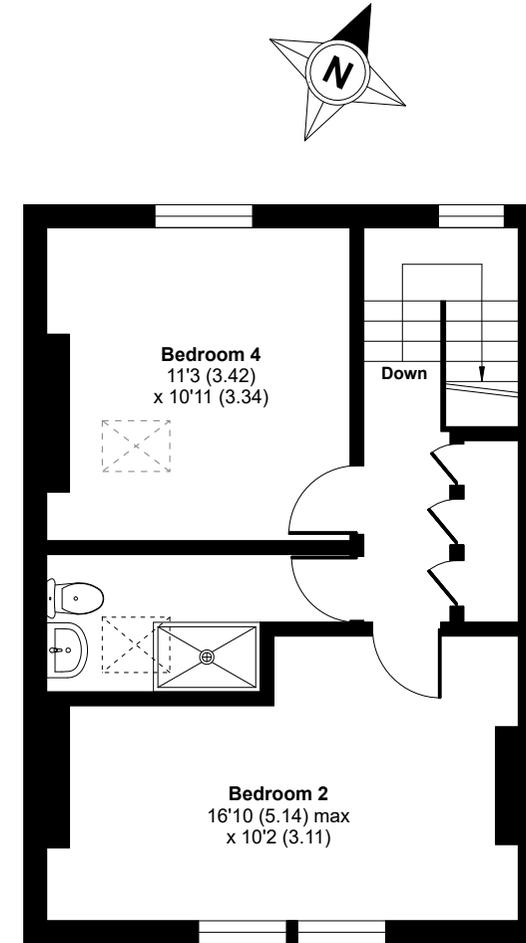
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Rupert Oliver Property Agents. REF: 1249190