



19 CALEDONIA PLACE

Clifton, Bristol, BS8 4DJ



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A rare opportunity to acquire a Grade II Listed townhouse in the heart of Clifton Village, with versatile accommodation and a private south facing garden.

EXQUISITE GRADE II LISTED FAMILY HOME * VERSATILE ACCOMMODATION OVER 5 FLOORS * PERFECT "MULTI-GENERATIONAL" OPPORTUNITY * CURRENTLY CONFIGURED AS TWO SEPARATE MAISONNETTES * EXQUISITE FULL-DEPTH RECEPTION ROOMS OVER THE HALL AND FIRST FLOORS * A TOTAL OF 7 BEDROOMS * SUPERB PERIOD DETAILS THROUGHOUT * CHARMING SOUTH-FACING WALLED GARDEN * NO ONWARD CHAIN

Situation

Caledonia Place is situated in the heart of Clifton Village, forming part of a unique garden square, with beautifully maintained public gardens to the front, easy access to Clifton Mall to the east and the Avon Gorge and Clifton Suspension Bridge to the west.

This majestic terrace of balconied townhouses was completed in circa 1843, complimenting an earlier terrace of circa 1788. It is mirrored by the townhouses of West Mall opposite.

Clifton Village is literally "on the doorstep" and is well known for its range of independent traders, cafés, restaurants and numerous boutique shops; a short walk further is The Triangle, with a Waitrose express and all the amenities of Park Street. A few minutes to the north of the house open parkland leads to the expansive green spaces of The Downs.

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 3.2 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.4 miles to the south.

For Sale Freehold

This light and classically proportioned home offers one of the most versatile opportunities to reach the market in recent years, comprising some 4500 sq. ft of beautifully appointed accommodation over five floors, currently configured as two separate maisonnettes.







The house, which is under a single Title, could be kept in its current configuration and is perfect either for an owner to live in whilst receiving rent from the second maisonette, or a larger family looking for accessible multi-generational family living – occupying both maisonettes as a family unit.

Similarly it could of course be reconfigured quite easily to create an outstanding single family home. Without doubt however, aside from the breath-taking period details and sheer elegance of the accommodation, the two key features of this property are its pretty south-facing walled rear garden, and the access from the garden directly onto Caledonia Mews, where the house benefits from rear access into the village.

The house retains its original front door, which opens into a generous lobby where a striking stained glass inner door leads into a stone floored hallway with a beautifully turned balustrade staircase. This leads up to a half landing with a venetian window above and to the kitchen, which provides plenty of space for an informal breakfast table and chairs, with views out over the rear garden beyond. Adjacent to the kitchen is a useful cloakroom, with a w.c., wash basin and plenty of space for coats and boots.

The stairs lead up to the first floor and one of the most magical through reception rooms one could find; full width and full-depth with a triple span of shuttered sash windows overlooking the front gardens, and a shuttered sash window to the rear. The room further benefits from a matched pair of period marble fireplaces, bi-folding partition doors, exquisite ceiling cornice work and a matched pair of crystal chandeliers. Quite simply stunning.

Upstairs, the second floor is given over entirely to a master suite created by a previous owner and finished entirely in mahogany. There is a full-bank of fitted wardrobes, a further dressing room with plenty of shelving and a luxury en-suite bath and shower room.

Above, over the top floor lie three further double bedrooms serviced by a generous family bathroom complete with a bath, low level w.c., washbasin and a separate oversize walk-in shower with a full-height towel ladder. Adjacent to the bedrooms is a fully equipped utility room with additional storage space and plumbing for both a washing machine and dryer. From this floor there are beautiful views to the hills south of Bristol and to the top of the suspension bridge.

The hall and lower ground floor can currently be accessed through a discrete door in the entrance lobby. The ground floor enjoys a simply stunning full depth and full width front and rear reception room – with views over the public gardens to the front, and private rear garden to the rear from $\frac{3}{4}$ height shuttered sash windows.





An inner lobby leads to the family kitchen of similar design to the one above, and with plenty of space for a breakfast table and chairs. From here, French doors spill out into the private rear garden. Downstairs, (with its own front door if required), the lower ground floor provides for three exceptional double bedrooms, complete with a well-appointed guest bathroom. Like most of the bathrooms in the house, this enjoys a Bette bathtub with Pozzi Ginori sanitary ware.

The master bedroom further benefits from a walk-in dressing room and its own en-suite bath and shower room. Furthermore, from the rear bedroom there is access out onto a sun trap paved courtyard terrace, with steps leading up to the garden above.

Outside

Without doubt, the glorious garden of 19 Caledonia is a key feature of the property; south-facing, fully walled and enclosed it is a haven within the city, away from the hustle and bustle of Clifton and catching much of the day's sun. The garden is laid mostly to lawn, with wonderfully mature borders providing year-round colour and form including lavender, mature roses, a pear tree and hydrangeas to name but a few.

From the garden, steps lead down to a rear gate onto Caledonia Mews.

To the rear of the house lies a sunken paved terrace, secured behind attractive cast-iron gates; whilst the front courtyard gives access to two vaults. The house overlooks the beautifully maintained public "West Mall Gardens" – stretching from The Mall down towards the Avon Gorge.

Services

All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000
Council Tax: Garden Maisonette: Band F and Upper Maisonette: Band F

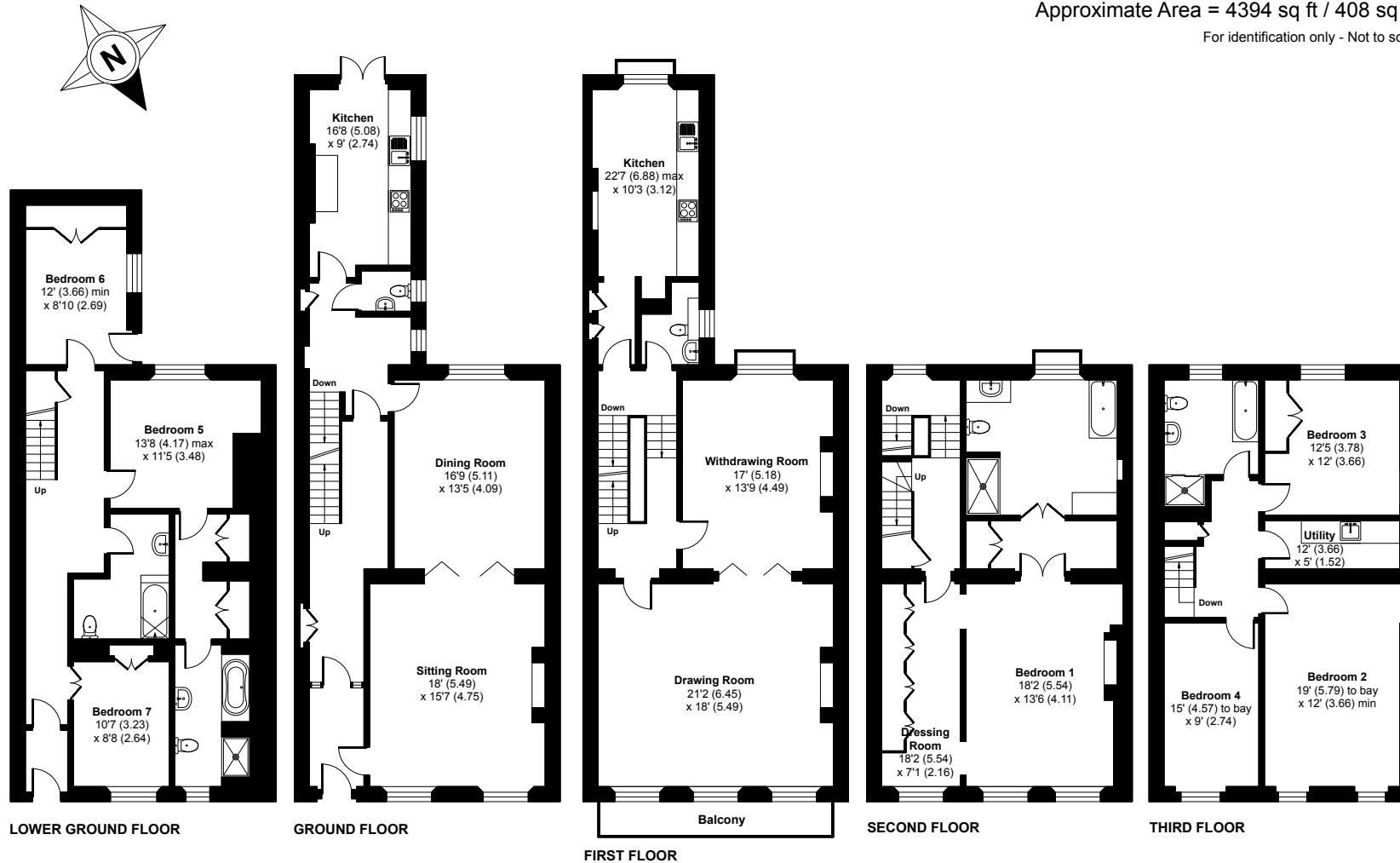
Directions: Postcode: BS8 4DJ



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Approximate Area = 4394 sq ft / 408 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Rupert Oliver Property Agents. REF: 760435