



**10 CLIFTON VALE**  
Clifton, Bristol BS8 4PT

 **RUPERT  
OLIVER**  
property agents







# 10 Clifton Vale

Clifton, Bristol BS8 4PT

An effortlessly charming 3500 sq. ft Grade II\* Listed townhouse with the potential for self-contained accommodation; with a west facing balcony and gardens.

\* BEAUTIFUL GRADE II\* LISTED FAMILY HOME \* SUPERB RETAINED PERIOD FEATURES \* FABULOUS FULL-WIDTH OPEN PLAN KITCHEN & BREAKFAST ROOM \* DINING ROOM \* FULL-WIDTH FIRST FLOOR DRAWING ROOM WITH BALCONY \* FIVE BEDROOMS OVER THE UPPER FLOORS AND THREE BATH / SHOWER ROOMS \* SEPARATE KITCHENETTE AND FURTHER STORAGE \* LOWER GROUND FLOOR ONE BEDROOM FLAT WITH BEDROOM, SHOWER ROOM, SITTING ROOM AND KITCHEN \* DEEP FRONT AND REAR GARDENS WITH LANE ACCESS TO THE REAR \* EPC: C

## Situation

Clifton Vale is a beautiful terrace of just 15 Grade II\* Listed town houses built circa 1840 to 1843, hidden away to the south of Clifton village, providing excellent access to both the village and the thriving floating Harbour.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School and QEH to name but a few.

The house sits within both the Hotwells Primary School and Christchurch Primary School catchment areas and nearby are several leading independent day nurseries.

Clifton village is just under 0.4 miles to the north with its renowned range of independent bars, restaurants and boutique shops; with the Harbourside just 0.3 miles to the south.

## For Sale Freehold

10 Clifton Vale is a fabulous Grade II\* Listed townhouse, forming part of an iconic terrace of Limestone fronted family homes, each with a west facing balcony, deep front gardens and far-reaching views.

The house has been in the same ownership for some 40 years – much loved and cared for by the current owners and now presenting a wonderful opportunity for new owners to acquire it and add their own stamp.











Throughout, the property presents a warmth and depth of character often found with long-loved family homes coupled with enormous versatility enhanced by the wonderful retained period features; from stripped wooden floors and tall sash windows to retained ceiling plaster work and period fire-surrounds.

Stretching to some 3500 sq. ft, the house can cater to families who require a self-contained apartment – with the lower ground floor needing just a tweak or two, as well as the necessary consents, to achieve this. Something a number of the neighbouring houses have similarly achieved.

Upstairs, over the hall and upper floors plenty of accommodation for families of all ages and size. The welcoming entrance hall with its Georgian style hallway arch, period cornice work and stripped wood floor gives access to the light-filled family kitchen to the rear - with lovely views over the rear garden and access (via a sash window) to a decked terrace and down to the garden itself.

To the front is a lovely reception room – with the versatility to create a separate dining room or family room, as it currently dressed.

Upstairs, accessed via the sweeping balustrade staircase reaching up to the top floor, is a stunning first floor drawing room; with twin sash windows opening out onto the full-width decked and canopied balcony. The views from the balcony are amazing and with a west-facing orientation provide a perfect spot for a morning coffee or evening sundowner.

To the rear is a useful bedroom suite, which could also double as a work-from-home office if required.

Over the upper two floors are four further double bedrooms served by two further bath / shower rooms along with a kitchenette / top floor utility space. Perfect for teenagers. The master bed on the second floor is particularly impressive, whilst the top two double bedrooms make perfect kids rooms – with more than enough room for double beds, storage and plenty of desk space; with the front top floor room benefitting from a wood-burning stove.

The whole top-floor landing is lit by an impressive ceiling lantern, flooding the stairwell below with natural light.

The views from the two front casement windows over the top floor bedroom take in a sweeping view across the harborside to Ashton Court estate – perfect for balloon watching – and north west to The Paragon and Cornwallis Crescent.









## Outside

The house is approached via a deceptively spacious west-facing front garden, with a level lawn and pathway leading to the front door. There are lovely views to the south and south-west and with its gated and pillared entrance makes a wonderful private space for families of all ages to enjoy.

To the rear is an attractive two-tiered garden laid mostly to lawn with a raised decked terrace accessed from the kitchen with steps down to the garden; and a courtyard accessed from the lower ground floor, with steps up to the garden.

The garden benefits from a number of raised vegetable and fruit beds, along with a greenhouse. To the rear a rear pedestrian gate accesses the private lane behind; perfect for dog walks, muddy children and bikes.

To access the lower ground floor independently from the front a stairwell will need to be installed, something a number of near neighbours have done but we advise seeking advice and consent before doing so.

## Services

Mains water, electricity, gas and drains. Gas central heating system.

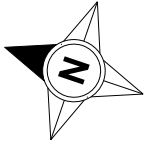
## Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band G

Directions: BS8 4PT

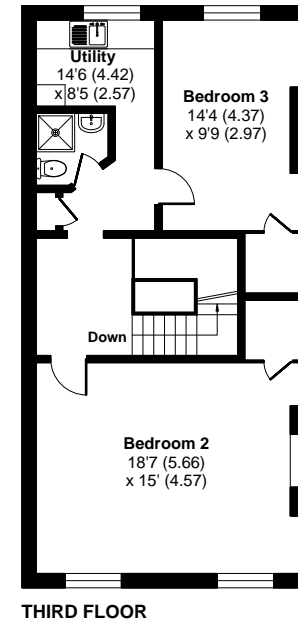
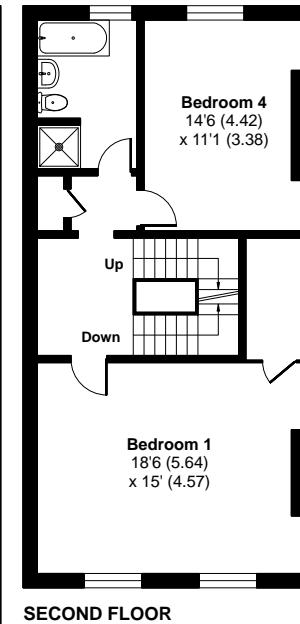
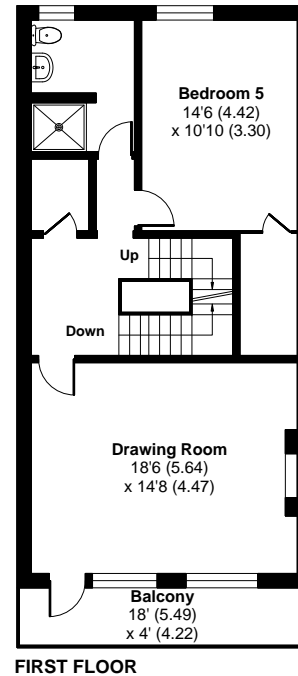
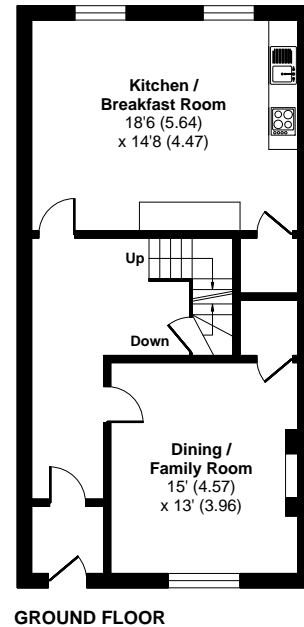
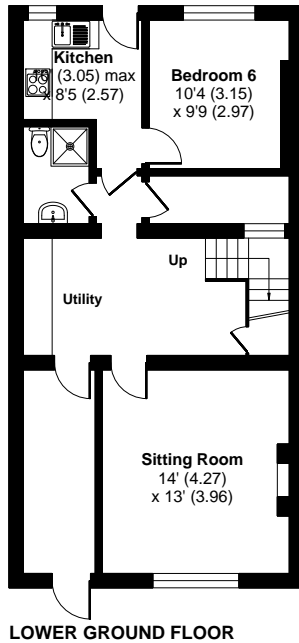




# Clifton Vale, Clifton, Bristol

Approximate Area = 3560 sq ft / 331 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). © nlschem 2022. Produced for Rupert Oliver Property Agents. REF: 799219



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