



34 UPPER BELGRAVE ROAD

Clifton, Bristol, BS8 2XN



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A rare and exciting opportunity to acquire a handsome circa 2200 sq. ft end-of-terrace period townhouse with fabulous views to both the front and rear.

SUPERB OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME * FABULOUS CHANCE TO RECONFIGURE TO A NEW OWNER'S NEEDS * ENCLOSED REAR WALLED-GARDEN AND GLORIOUS VIEWS ACROSS THE DOWNS * ACCOMMODATION ARRANGED OVER FIVE FLOORS * FOUR RECEPTION ROOMS AND A FAMILY KITCHEN * FOUR BEDROOMS AND POTENTIAL FOR THREE BATH / SHOWER ROOMS * USEFUL "CELLAR" STORAGE AND THE POSSIBILITY OF SELF-CONTAINED ACCOMMODATION * CLOSE TO ST. JOHNS PRIMARY SCHOOL * EPC: D

Situation

Upper Belgrave Road is renowned for its superb views; from the rear across the city and from the front over The Downs, and No. 34 does not disappoint.

The location provides excellent connectivity to Whiteladies Road, Clifton Village, The Downs and west across to Leigh Woods and north to Cribbs Causeway. A perfect location for everything Bristol has to offer. Directly opposite is 400 acres of open public space – perhaps one of the best "front gardens" in the city and a haven for runners, walkers and those looking for access to open space and fresh air.

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 Redmaids to name but a few.

Clifton village is just over a mile to the south, with its renowned range of independent bars, restaurants and boutique shops; with Whiteladies Road just 0.2 miles to the east boasting eateries such as Bosco Pizzeria, The Ox and Spiny Lobster as well as the Everyman Cinema and a further range of independent bars, shops and additional restaurants.

For Sale Leasehold

34 Upper Belgrave Road is a superb end-of-terrace period family home; much loved and cared for by the current owners and for sale for the first time in 33 years. The house is laid out over four principle floors with a fifth, lower ground floor providing further accommodation and direct rear access.







With its end of terrace location the house affords plenty of versatility; with the option (subject to consent) to convert into two maisonettes – perfect for multi-generational family living or even a separate work from home office, or studio. Alternatively it could be sensitively refurbished into a fine five storey family house.

From the entrance hall are two versatile reception rooms, with a charming bay-fronted sitting room complete with a shuttered sash windows and a period marble fireplace to the front and a useful study with views over the city to the rear.

It is upstairs however where the views are really showcased, and the first floor drawing room provides extensive and panoramic views over The Downs, again from a triple bay-fronted window. Like the sitting room this enjoys a magnificent period marble fire-surround, and could equally be used as a fabulous master bedroom.

To the rear is another bedroom currently dressed as a study) itself also enjoying far-reaching city views and a period fire surround.

From the half-landing to the first floor is a bathroom – currently fitted with the pipework and drainage to be completed but not yet installed.

Over the top floor are two superb double bedrooms, the largest of which is to the front with the best views over The Downs in the house. The current owners have quite sensibly placed a chaise-longue in-front of the bay-fronted window to really take in and enjoy the green and open aspect.

To the rear is an excellent guest bedroom with stunning city views; right across Bristol over the University buildings and as far out as Lansdown and out towards Kelston. A deep storage cupboard also presents the opportunity (subject to consent) for an en-suite shower room).

The top floor is served by a modern shower room fitted with an enclosed over-size shower cubicle, w.c, vanity basin and a wall-mounted heated towel ladder.

Downstairs, over the lower ground floor and sub-lower ground floor the house presents numerous opportunities. If a new owner wished to convert the house into two then the lower ground floor has independent access from both the side and the rear (on the floor below) giving it numerous opportunities.





At present, the south-facing family kitchen lies to the rear and is bathed with light with a range of floor and wall-mounted storage cupboards and views over the rear garden below from the tall sash window.

To the front, with direct access onto Sutherland Place is a generous dining room with recessed storage. This room leads into a useful fully enclosed cellar.

To the rear of the ground floor is a cloakroom – which could convert to a shower room if needed – with steps from the hall leading down to the floor below. This floor comprises a single room to the rear of the house, ideal as a guest bedroom or a garden room, with access to the rear garden via a utility room – with a separate cloakroom to the opposite side.

Outside

The south-facing rear garden can be reached from either the lower ground floor garden room or from the side, approached from Sutherland Place. The garden presents a blank canvas for a new owner to dress as required, with plenty of space for informal dining.

To the front, the house is accessed via a pedestrian gate with a footpath leading to the front door, flanked to the side by an area of level lawn.

On the opposite side of the road is The Downs, some 400 acres of open public space. Residents Car parking is available both on Upper Belgrave Road as well as to the side on Sutherland Place – and everywhere else covered by a Clifton East Residents Parking Permit.

Services

All mains services connected. Gas fired central heating system.

Local Authority

Bristol City Council: 0117 922 2000

Council Tax Band: G

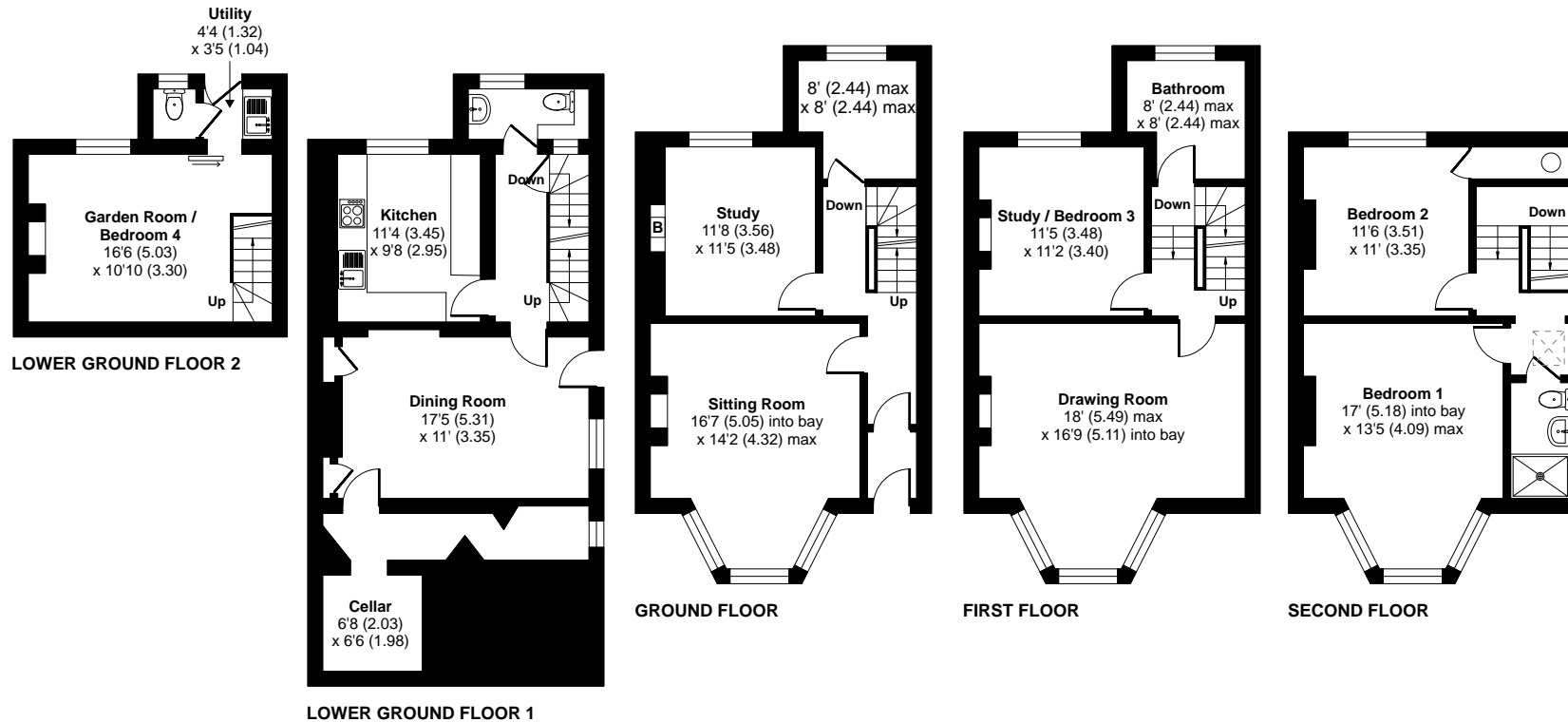
Directions: Postcode: BS8 2XN



Upper Belgrave Road, Bristol, BS8

Approximate Area = 2277 sq ft / 211.5 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). © nitchecom 2022. Produced for Rupert Oliver Property Agents. REF: 797090