



31 BELLEVUE CRESCENT

Clifton, Bristol, BS8 4TE



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A superb family home on a sought-after road with immensely flexible accommodation over four floors, a private walled rear garden and far-reaching views.

CHARMING PERIOD FAMILY TOWNHOUSE * FABULOUS FAR-REACHING VIEWS * POTENTIAL FOR A SELF-CONTAINED ONE BEDROOM FLAT * THREE RECEPTION ROOMS AND A FAMILY KITCHEN * FOUR DOUBLE BEDROOMS AND TWO BATH / SHOWER ROOMS * BEAUTIFUL RETAINED PERIOD FEATURES * EXCELLENT STORAGE THROUGHOUT * DEEP WALLED REAR GARDEN ACCESSED FROM BOTH THE HALL AND LOWER GROUND FLOOR * QUIET, NO THROUGH ROAD * CATCHMENT FOR BOTH HOTWELLS AND CHRISTCHURCH PRIMARY SCHOOLS

Situation

Bellevue Crescent is a fabulous Victorian Crescent of period houses, built of local Cabot Stone situated between Clifton Village, Clifton Triangle and the wonderful floating harbour.

The residents enjoy a highly regarded community spirit, with a well-attended annual street party (when and where possible) and it is popular with many families due to its convenient location close to several of Bristol's leading schools (BGS, QEH and Clifton High School are all within 1 mile), and within the catchment area for both Hotwells and Christchurch Primary Schools. Bristol Cathedral Choir School is just 0.5 miles away, and the property sits within the Cotham Secondary School catchment area.

For Sale Freehold

31 Bellevue Crescent is a wonderfully proportioned period townhouse, arranged over four floors and presenting some 2000 + sq. ft of elegant and versatile accommodation.

The current owners have configured the house to maximise the exceptional views as well as to track the day's sun, which swings around the house from rear to front as the day progresses.

Internally there are a host of retained period features, with stripped wooden floors, period fireplaces, sash windows and ceiling plasterwork.







On entering the house there is a useful entrance porch, perfect for coats and boots, and a stripped wooden floor leads into the welcoming entrance hall with a charming curved balustrade staircase to the upper floors, and stairs down to the lower ground floor.

To the rear of the hall floor is a stunning sitting room; beautifully proportioned with an open fire and flooded with natural light from the tall triple sash bay window, affording views across to Cabot Tower and south east across the harbour towards Lansdown Hill. A door out onto a stairwell down to the garden has been cleverly adapted into one of the sash windows giving rear access directly down to the garden.

To the front of the hall floor is a useful home office / study which catches the afternoon light and has been finished with a useful amount of shelving, as well as recessed storage behind the stairs (a feature throughout much of the house).

The elegant staircase leads up to the first floor, with the family kitchen to the front of the house enjoying superb views south west across the harbour to the SS Great Britain and to Dundry. The kitchen is well-appointed with an expanse of work surfaces, floor and wall-mounted storage and plenty of room for an informal breakfast table and chairs.

To the rear, the access behind the stairs has been opened to give direct access into the family dining room, with wonderful views over Brandon Hill and Cabot Tower. Like the kitchen this room has a feature fireplace and stripped wooden floors as well as secondary access from the first floor landing.

Adjacent is a fitted shower room with an enclosed shower, low level w.c, wash basin and wall mounted heated towel ladder along with a casement window providing natural light and ventilation.



Upstairs, over the top floor are two full-width double bedrooms each with a recessed storage cupboard. Both bedrooms enjoy matching fire-surrounds and each has stunning views; one over Bristol's floating harbour and across to the SS Great Britain (to the front) and Cabot Tower, the top of Bristol Cathedral and towards Bath from the rear.

The lower ground floor is currently configured with two guest double bedrooms sharing a family bathroom. This floor benefits from its own entrance from the front and could, subject to consent, be converted into a self-contained apartment. Ideal for generating an additional income or for extended independent family living. The rear bedroom also has direct access into the garden, with a paved terrace immediately accessed to the rear of the house.



Outside

The garden at No. 31 is a true city delight; serving the dual purpose of being both practical for day to day family use as well as being effortlessly attractive, with year 'round colour and form.

Accessed from either the hall floor (via stairs from the sitting room), or the lower ground floor, there is a sensible depth of paved terrace for outside dining, leading to a level lawn.

To the rear of the garden, which catches the last of the day's sun, there is a further paved terrace accessed via a path winding through deeply planted mature borders.

The whole garden is walled and through mature planting remains remarkably private with some superb views across to Brandon Hill and Cabot Tower.

To the front of the house stairs lead down to a small courtyard with direct access to the lower ground floor. There is also access to additional secured storage ideal for bins / bikes etc.

Services

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

Local Authority

Bristol City Council. Tel 0117 922 2000

Council Tax: Band E

Directions: Postcode: BS8 4TE

Viewing: Strictly by appointment with Rupert Oliver Property Agents.



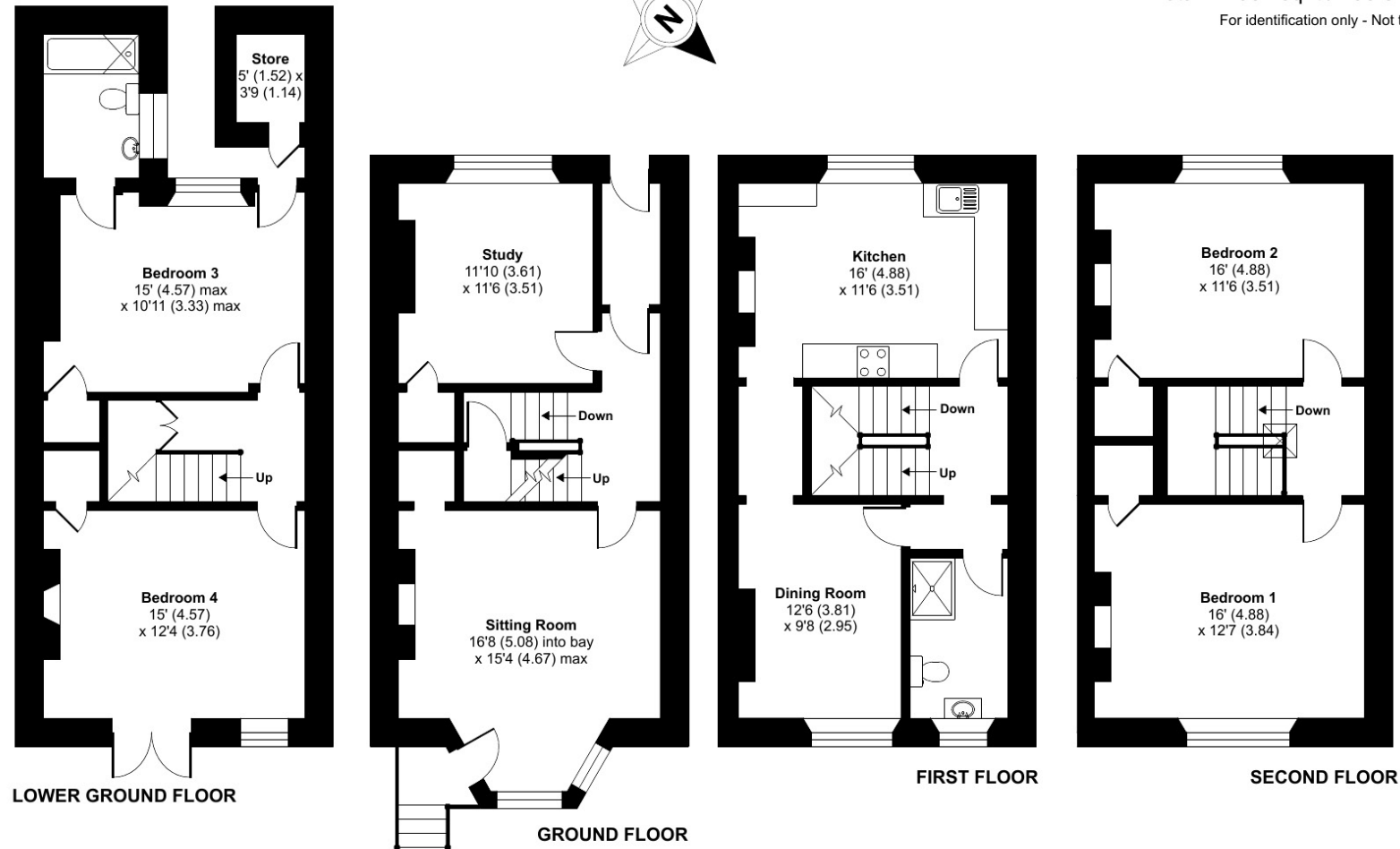
Bellevue Crescent, Bristol, BS8

Approximate Area = 2063 sq ft / 191.6 sq m

Outbuilding = 18 sq ft / 1.7 sq m

Total = 2081 sq ft / 193.3 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 2021. Produced for Rupert Oliver Property Agents. REF: 738294