



## 3 THE SCHOOL HOUSE

Upper Belgrave Road, Clifton, Bristol, BS8 2AY

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A superb "mid-terrace" two storey home in a converted Victorian school house on the edge of The Downs with a south-west facing courtyard and garage.

HIGH SPECIFICATION CONVERSION OF A CHARMING VICTORIAN SCHOOL HOUSE \* PRIVATE & GATED DEVELOPMENT \* THREE TO FOUR DOUBLE BEDROOMS \* STUNNING OPEN PLAN KITCHEN, DINING AND SITTING ROOM \* FOURTH BEDROOM / FAMILY ROOM \* GENEROUS UTILITY ROOM \* THREE BATH / SHOWER ROOMS (ONE EN-SUITE) \* UNDERFLOOR HEATING THROUGHOUT \* NU-AIR INTEGRATED VENTILATION SYSTEM \* GARAGE \* EPC: C

## Situation

The School House is situated at the very top of Whiteladies Road, bordering The Downs with Clifton to the west and Redland to the east. The hustle and bustle of Whiteladies Road is immediately to the south with numerous cafés, restaurants and boutique shops. Not too far away is the popular Everyman Cinema and the convenience of a large Sainsbury's supermarket.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.6 miles to the south.

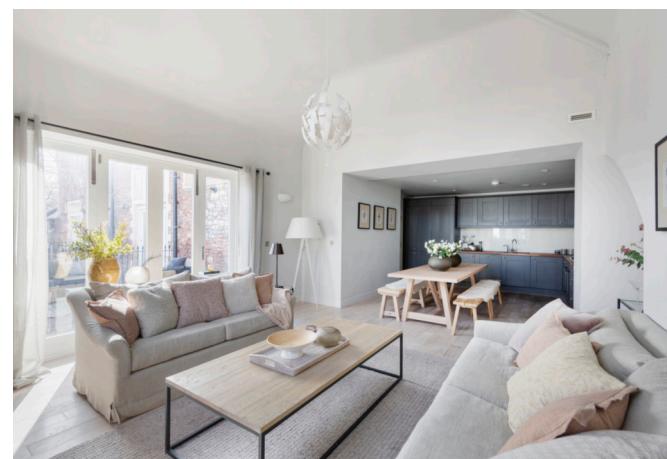
## For Sale Leasehold

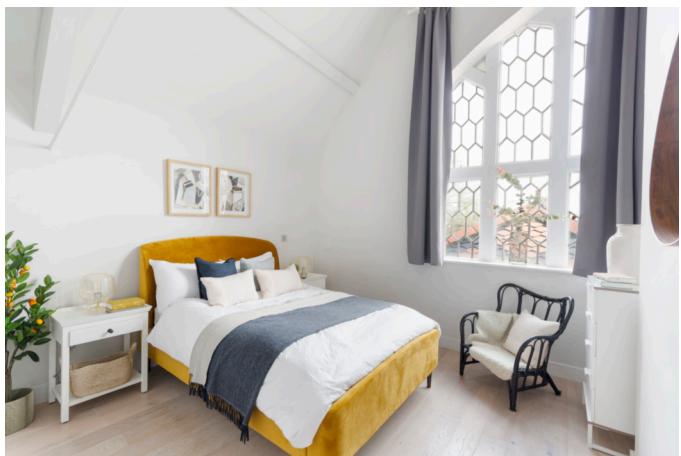
3 The School House is a superb modern "townhouse" nestled in the shell of a charming Victorian school house. The property was converted some 8 years ago to a very high specification, with zoned underfloor heating throughout and a full fresh air ventilation system.

The School House is accessed by car from a little known one-way road with an electric gate opening into the development. From here there is access to a private garage.

Shallow steps lead-up to the private south-west facing courtyard and into the house via the front door.

The lovely entrance hall gives access to the principle reception rooms, as well as a large fitted utility room, and a generous bathroom servicing bedroom four (or family room if required).





To the front is a stunning open plan kitchen, dining room and sitting room with a remarkable double height pitched ceiling and bi-folding doors opening out onto the terrace. It is flooded with light from its south and south-west facing dual aspect with plenty of space for sitting, dining and cooking.

The kitchen itself is well appointed, with twin electric ovens, a full height integrated fridge & freezer and an integrated dish washer. There is an expanse of wooden worksurfaces and plenty of floor and wall mounted storage cupboards.

To the rear is a versatile family room / bedroom four with attractive honeycomb windows overlooking The Downs and a full wall of built-in storage. It is possible, subject to consent, to gain access into this room from the rear of the building, should at any point it be required.

Upstairs the vaulted stairwell and landing give way to three double bedrooms. To the rear is a magnificent full width bedroom with a delightful picture window overlooking The Downs and a pitched ceiling with exposed timber and cast iron beams – much like the rest of the first floor.

To the front lie two further double bedrooms, with the second enjoying access to its own en-suite shower room.

A separate shower room serves the two further bedrooms, in addition to the bathroom downstairs.

### Outside

The School House is approached via an electric roller gate from Cabstand Road for both vehicular and pedestrian access. There is also a side gate (with security code) from the east side of Blackboy Hill and, should a new owner prefer it, the option for direct access from the rear (Upper Belgrave Road) directly into the fourth bedroom / sitting room (subject to consent).

Outside, the house is currently approached via a raised south-west facing paved courtyard garden, catching much of the day's sun with plenty of room for an outside dining table, chairs and sun loungers.

### Services

Gas central heating with zoned underfloor heating throughout. Mains electricity and drainage. Nuair ventilation system.

### Local Authority

Bristol City Council: 0117 922 2000

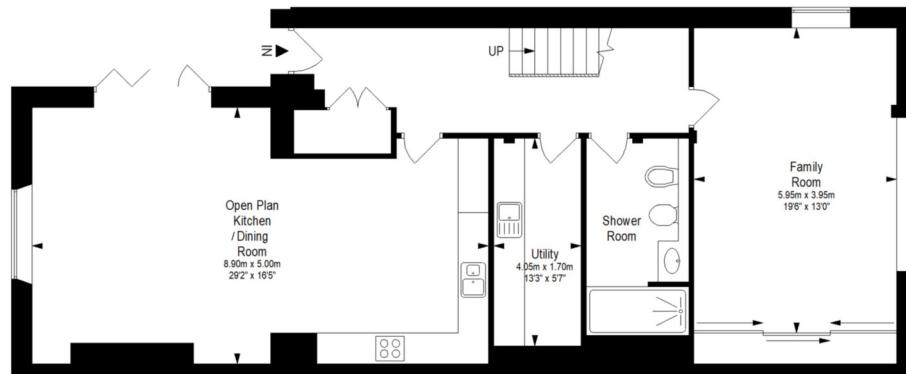
Council Tax Band: E

Directions: Postcode: BS8 2AY

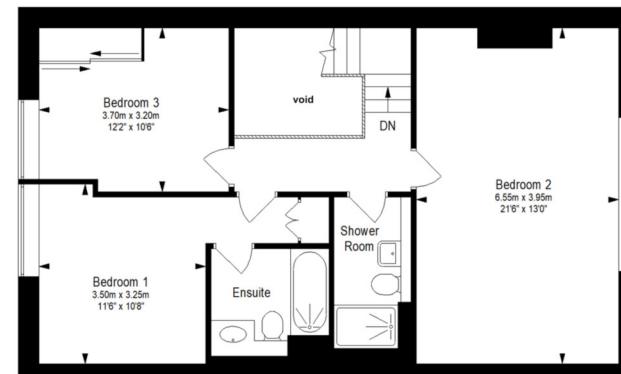


## The School House, Upper Belgrave Road, Clifton, BS8 2AY

Total Approximate Gross Internal Area = 172.1 sq m/ 1852.5 sq ft



Ground Floor



First Floor



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print