



## 8 DOWRY SQUARE

Bristol, BS8 4SH



# 8 Dowry Square

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A beautifully refurbished Grade II Listed family house on a coveted garden square; with a self-contained cottage, tiered courtyard garden and a garage.

A FABULOUS FAMILY HOME SITUATED BETWEEN CLIFTON VILLAGE AND THE HARBOURSIDE \* SELF-CONTAINED ONE-BEDROOM COTTAGE \* COMPREHENSIVELY REFURBISHED THROUGHOUT \* OPEN PLAN KITCHEN / DINING AND FAMILY ROOM \* FIRST FLOOR SITTING ROOM \* FOUR DOUBLE BEDROOMS AND THREE BATH / SHOWER ROOMS \* VERSATILE BASEMENT UTILITY ROOM AND HOME OFFICE \* SINGLE GARAGE \* LANDSCAPED TIERED COURTYARD GARDEN & SUPERB ENCLOSED COMMUNAL GARDENS

## Situation

Dowry Square is one of Bristol's oldest garden squares, arranged by George Tully in 1720 with number 8 completed in circa 1720; providing excellent access to both Clifton Village and the thriving floating Harbour. The square surrounds a substantial south-facing and well-maintained communal garden with an active committee and plenty of space to relax, for families to play in and to entertain.

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. 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 some 0.5 miles to the north with its renowned range of independent bars, restaurants and boutique shops; with the harbourside just moments to the south.

## 8 Dowry Square

8 Dowry square is a substantial Georgian Grade II Listed townhouse, comprehensively yet sympathetically refurbished between 2019 and 2020 to present a "turn-key" family home enjoying all the modern conveniences within a stunning and graceful period exterior.

Accessed at the far-end of the delightful garden square, number 8 has a charming scallop shell arched canopy over the front door, opening into a welcoming porch and through to the entrance hall beyond.







The quality and attention to detail are immediately obvious; with beautifully restored and re-sanded floor boards, ceiling plasterwork and a beautiful and stylish décor.

Over the ground floor is a sociable bespoke kitchen, with an expanse of hardwearing Silestone worktops, plenty of floor and wall-mounted storage and a recessed Stoves range cooker. A peninsular island provides a casual dining breakfast bar, with a generous integrated family size fridge, built-in dishwasher and a microwave.

To the front is a versatile dining / family room – with superb views over the communal garden from the twin sash windows with original working shutters, and a cast-iron wood-burning stove recessed into the period marble fire-surround.

Above lies a stunning sitting room, flooded with natural light from triple sash windows and a beautiful marble fireplace, again with a recessed cast-iron wood-burning stove. Flanking the marble fireplace are two built-in cupboards; with one discreetly hiding the TV and set-top boxes and the other a useful open bookcase.

To the rear of the first floor is a lovely double bedroom which could equally work as a separate study or family room.

To the half-landing (between ground and first floor) is access to a fitted w.c and cloakroom. It may also be possible (subject to consent) to use this half-landing to access the cottage, should it ever be required.

Over the second floor is an exquisite full-width master bedroom with built-in wardrobes and access to a beautifully fitted en-suite shower room.

To the rear is a lovely fully-fitted family bathroom, exquisitely finished and complete with a twin-ended bath and enclosed shower cubicle.

Over the top floor are two charming double bedrooms which between them share a "Jack & Jill" en-suite shower room. The larger front bedroom enjoys wonderful views over the square and beyond whilst the bedroom to the rear has a lovely snug feel, overlooking the courtyard gardens and views up towards Clifton and Cornwallis Crescent.

From the entrance hall, stairs lead down to a superb basement floor with a vaulted ceiling, tanked and fitted with large utility space within one corner. The remaining expanse of space could be used as any new owner might see fit. The current owners enjoy the space as a dual crafts room and home office but it could be equally adapted to create a family games room / gym or cinema room etc.





## Dowry Cottage: 2 Polygon Road

To the rear of the house is a super self-contained one bedroom cottage, arranged over two floors with easy access from Polygon Lane.

The cottage provides a lovely kitchen, separate cloakroom and a generous sitting room over the first floor, with a stylish glass, oak and steel staircase leading to a double bedroom, bathroom and study area over the ground floor. There are some lovely features in the cottage; not least a pair of sliding glazed doors opening out onto a Juliet style balcony on the first floor, with access out into the courtyard garden from the ground floor.

The cottage has its own utilities and council tax creating a wonderful opportunity for independent family living, Airbnb or longer term income from an assured shorthold tenancy.

### Outside

The rear garden of 8 Dowry square is a wonderfully private tiered courtyard garden, sensitively landscaped to create space to relax and unwind from morning through to dusk; with room for al-fresco dining and, from the top terrace, enjoy an evening sun-downer. A beautiful mature Acer casts a dappled shade throughout the day, with further plantings over both terraces.

The Cottage too can have access to its own terrace, accessed from the ground floor or the whole can be incorporated into one.

To the front of the house is a large, fully enclosed and gated communal garden, laid mostly to lawn but dotted with beautiful mature specimen trees. The garden creates an informal and larger space to picnic, for young families to play in and to entertain guests all year 'round.

### Services

All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement. Hardwired Wi-Fi hotspots. Water softener system.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: 8 Dowry Square: Band F  
Dowry Cottage: Band C

Directions: Postcode: BS8 4SH (Dowry Cottage BS8 4PA)



# Dowry Square, Bristol, BS8

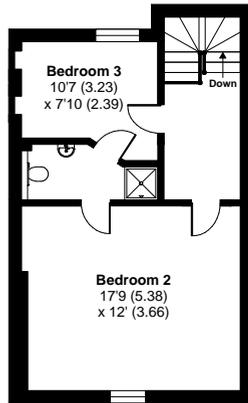
Approximate Area = 2737 sq ft / 254.2 sq m

Garage = 176 sq ft / 16.3 sq m

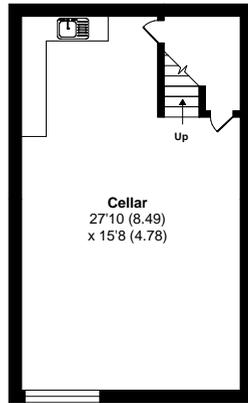
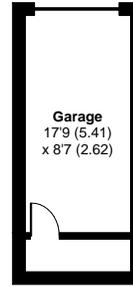
Annexe = 588 sq ft / 54.6 sq m

Total = 3501 sq ft / 325.2 sq m

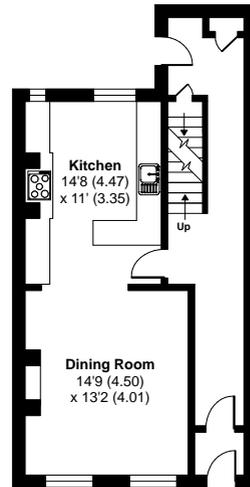
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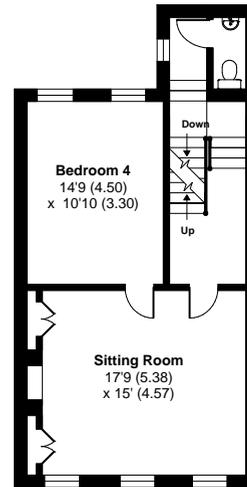
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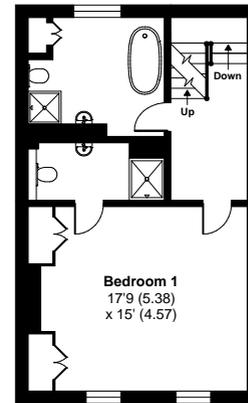
LOWER GROUND FLOOR



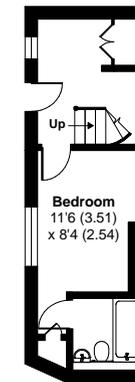
GROUND FLOOR



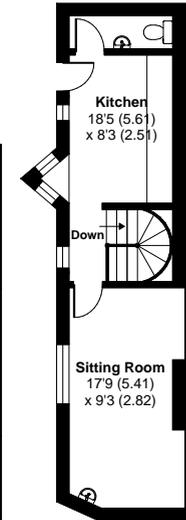
FIRST FLOOR



SECOND FLOOR



ANNEXE  
GROUND FLOOR



ANNEXE  
FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 840362