



10 OLD SCHOOL LANE

Clifton, Bristol, BS8 4TY



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A fabulous modern maisonette overlooking Bristol's floating harbour; with three bedrooms, two bathrooms, two south-facing balconies and allocated parking.

* A STUNNING CIRCA 1270 SQ. FT MODERN MAISONETTE WITH FAR-REACHING VIEWS * ARRANGED OVER TWO FLOORS WITH THREE BEDROOMS AND TWO BATHROOMS * BEAUTIFUL FIRST FLOOR RECEPTION ROOM WITH UNOBSTRUCTED VIEWS * TWO SOUTH FACING BALCONIES WITH HARBOUR VIEWS * ALLOCATED OFF STREET PARKING * CATCHMENT FOR BOTH HOTWELLS AND CHRISTCHURCH PRIMARY SCHOOLS * EPC: B

Situation

Old School Lane is a little known collection of modern townhouses and apartments, hidden away at the end of a quiet no-through road providing excellent access to both Clifton Village and the thriving Harbourside below. As you approach the end of the road, views of the harbour open before you with several pathways leading down towards the harbour, and up to Clifton village.

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 property 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 0.5 miles to the north with its renowned range of independent bars, restaurants, and boutique shops; with the harbourside just 0.2 miles to the south. There's a highly regarded local pub, The Lion, and a well-equipped children's playground.

For Sale Leasehold

Nestled amongst the famous "painted houses" of Clifton and Clifton Wood, is Old School Lane, a quiet, sought-after private development of striking modern townhouses and large modern apartments, with fabulous views across Bristol's floating harbour.





No. 10 is a stunning maisonette arranged over the ground and first floor, with each floor enjoying panoramic views over Bristol's floating harbour; from Ashton Court Estate, across Underfall Boatyard and east to the SS Gt Britain and the spire of St. Mary Redcliffe.

On entering the apartment, a flight of stairs leads up to the main reception space, with a generous hallway opening into a truly fabulous reception room which has plenty of space for casual seating, as well as room for a large dining table and chairs. From here, and accessed via large sliding glazed doors is the first of two south facing balconies, both of which boast wonderful views over the harbour.

Adjacent to the reception room at the front of the property is a contemporary fully fitted kitchen with plenty of built-in floor and wall mounted storage, dishwasher and recessed sink with a picture window above. There is a fitted ceramic hob, along with a wall mounted electric oven and microwave.

Also accessed from the hallway on this level is a separate cloak room with a w.c and wash basin as well as an additional storage cupboard which houses the water tank.

Down the stairs to the ground floor and are three excellent double bedrooms served by two bathrooms, one of which is an en-suite.

The first of three bedrooms has a range of fitted wardrobes, an en-suite bathroom and also gives access to another private south-facing balcony. The second and third bedrooms are served by a well-appointed family bathroom which includes a bath and shower.

From the hallway, this floor has access to a useful under stair storage cupboard, a perfect space for day to day storage needs.

Outside

The property has two superb south-facing balconies which are accessed from the reception room on the first floor and master bedroom on the ground floor.

The views from the balconies are breath-taking with rooftop views across Clifton Wood to the harbourside beyond are the perfect space for everything from a morning coffee to an evening sun-downer.

Services

All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

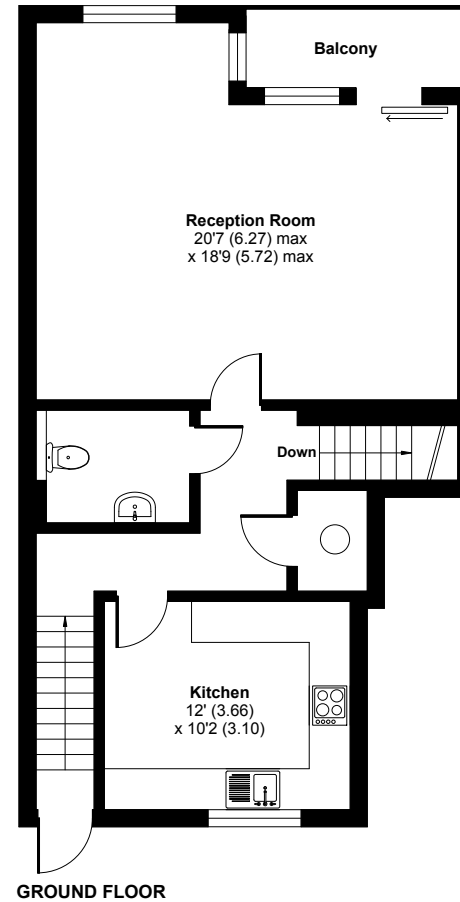
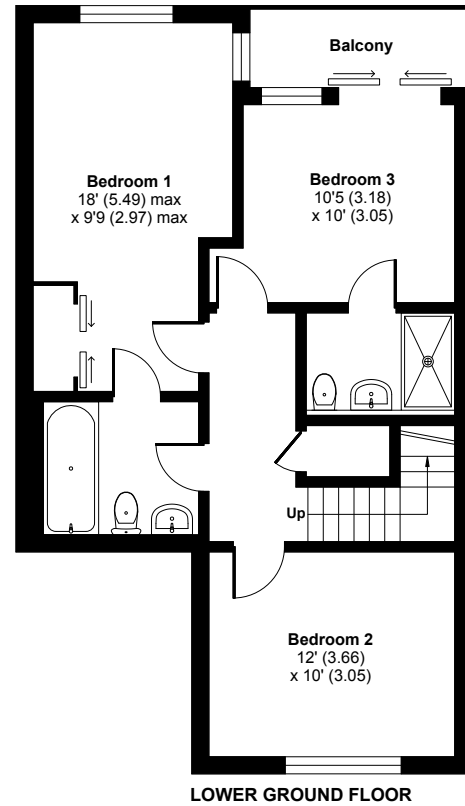
Bristol City Council: Tel: 0117 922 2000



Old School Lane, Clifton, Bristol, BS8

Approximate Area = 1267 sq ft / 117.7 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). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 988846