



13 CAMDEN TERRACE

Clifton, Bristol, BS8 4PU



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An elegant and beautifully renovated 4 / 5 bedroom home with period charm, a sunny southerly facing garden, garden office, communal garden and secure rear lane access.

A FABULOUS FAMILY HOME SITUATED BETWEEN CLIFTON VILLAGE AND THE HARBOURSIDE * ELEGANT AND VERSATILE ACCOMMODATION * LIGHT-FILLED SITTING ROOM * SEPARATE STUDY / BEDROOM FIVE * STUNNING KITCHEN AND DINING ROOM * MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * SUPERB FAMILY BATH / SHOWER ROOM * SEPARATE CLOAKROOM * LANDSCAPED SOUTHERLY FACING REAR GARDEN * DETACHED GARDEN HOME OFFICE AND SECURE GATED REAR LANE ACCESS * EPC: D

Situation

Camden Terrace is a beautiful terrace of just 19 town houses built circa 1845, hidden away towards the bottom of Clifton Vale, providing excellent access to both Clifton Village and the thriving floating Harbour.

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 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 just under 0.4 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.

For Sale Freehold

Beautifully refurbished by the current owners, 13 Camden Terrace provides an expanse of well-appointed accommodation over four floors, with a charming southerly facing garden, detached garden office and the benefit of pedestrian access from a "residents only" gated rear lane.







Over the past few years (completed in 2020) the house has benefitted from new wiring, new boiler and central heating system along with two new bath / shower rooms and comprehensively redecorated and re-furnished throughout; complete with underfloor heating across the lower ground floor.

To the front, the house can be accessed via the original front door into the hall floor, or via steps down to the lower ground floor; perfect from coming home with the shopping or with children after school!

Across the hall floor lie two excellent reception rooms; with a fabulous family sitting room to the rear with light pouring in from the shuttered sash windows, retained period fireplace and a useful recessed storage cupboard.

To the front is the current study; with a fitted desk and shelving and access to a further recessed storage cupboard. The views from the front a lovely; overlooking the terrace's communal gardens. This room could easily double as a fifth bedroom if required.

Stairs lead down to the lower ground floor which has been beautifully reconfigured to create a sensational full-depth open plan kitchen and dining room; complete with discreet pocket doors to close off both rooms as and when needed.

To the front, the dining area provides plenty of space for a formal dining table and chairs, as well as enjoying independent access from the front. Adjacent is a useful downstairs loo and utility room.

To the front is a stylish modern kitchen, again flooded with natural light from the oversize double glazed window and a double glazed door leading out into the garden. There is plenty of wall and floor mounted storage along with a generous peninsular island and breakfast bar complete with marble effect quartz worktops.

Integrated appliances include an undercounter fridge and freezer, dishwasher and a ceramic hob with an electric oven and grill beneath. In action there is a walk-in shelved pantry and a 1 ½ bowl sink.

From the hall floor the wooden stairs lead up to the first and second floor landings, which between them house a further four bedrooms.

Across the first lies the current owner's master suite; with a sumptuous bedroom to the rear with lovely views from the sash window, and a fitted en-suite shower room.





To the front is an equally generous guest bedroom, currently arranged as a dressing room complete with a full-width wall of fitted wardrobes and twin sash windows overlooking the communal garden.

Above, across the second floor, are two further bedrooms; with a large full-width double bedroom to the front with fabulous views and a smaller single bedroom to the rear.

These have access to an exceptional family bathroom occupying a significant footprint and flooded with natural light. The bathroom is fitted with an oversize walk-in shower, contemporary twin-ended claw & ball foot bath, "his & hers" sinks and a w.c.

Outside

The private rear garden is a fabulous space, southerly-facing and fully enclosed it catches much of the day's sun. The current owners have professionally landscaped the garden to maximise the sun and provide a safe and sociable space for families to dine and entertain in from breakfast through to sun-down.

With a paved lower terrace leading out from the kitchen and a further paved middle tier catching much of the morning light, stairs lead up to the deep upper level with beautifully landscaped mature borders along with a wide gravel pathway and terracing stretching through the middle.

To the rear of the garden is a standalone summer house / home office complete with power and light and adjacent is a secure rear pedestrian gate, leading to a private rear pathway, accessed by only a few of the Camden Terrace residents.

This provides a perfect space to come in to the garden / house with bikes / wet weather gear or for guests to arrive for summer BBQ's and parties.

Viewing: Strictly by appointment with Rupert Oliver Property Agents.

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
Council Tax: Band F

Directions: BS8 4PU.



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Approx. Gross Internal Area
1933.70 Sq.Ft - 179.60 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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