



**19 SION HILL**

Clifton, Bristol, BS8 4AZ









# 19 Sion Hill

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An exceptional Grade II Listed Georgian townhouse with a circa 45-metre private south-facing garden and a double garage with conversion potential.

\* BEAUTIFUL CIRCA 45 METRE PRIVATE SOUTH-FACING GARDEN \* DETACHED DOUBLE GARAGE WITH ADDITIONAL PARKING \* LAPSED PLANNING TO CONVERT GARAGE INTO AN ADDITIONAL DWELLING WHICH COULD BE REVISITED, SUBJECT TO CONSENT \* FULL-DEPTH DRAWING ROOM AND PRINCIPAL SUITE \* 7 BEDROOMS 6 BATHROOMS AND 3 RECEPTION ROOMS \* OPEN-PLAN KITCHEN, BREAKFAST, AND FAMILY ROOM \* REAR ACCESS AND AND DOUBLE GARAGE FROM WESTFIELD PLACE \* NO ONWARD CHAIN

## Situation

Sion Hill is undoubtedly one of Bristol's most prestigious addresses, featuring an almost unbroken terrace of period townhouses enjoying some of the best views in the South West. Clifton Village is just on the doorstep, renowned for its range of independent traders, cafés, restaurants, and numerous boutique shops. To the south, you have easy access to Bristol's famous historic floating harbour, and to the north, The Downs and The Observatory.

Local schooling is excellent, with Christ Church Primary School (0.5 miles) and Bristol Grammar School, Clifton College, Clifton High School, and QEH all within a mile of the front door.

Bristol itself is widely regarded as the "gateway to the West," with the M5 just over 5 miles away and the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20), which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.3 miles to the south.

## For Sale: Freehold

From its elegant Georgian façade and breathtaking views to the front and rear, Sion Hill is a beautiful terrace of historic Clifton townhouses.

No. 19 is fabulously located, with exceptional views from each of its five levels from both the front towards Clifton Observatory and across the extensive south-facing walled garden to the rear. The property features a double garage, providing valuable parking for up to two vehicles as well as a footgate offering convenient access onto Westfield Place directly into the village.











Arranged over five floors, the house offers an exceptionally versatile layout, with several full-depth, open-plan rooms.

The property is accessed via a gated and paved courtyard from Sion Hill, stepping through the door, a generous hallway leads directly into a semi-open plan snug. Adjacent is a useful boot room with ample space to kick off muddy boots and hang coats, beyond this is a guest WC.

The kitchen/dining room is fabulous and well-appointed. Extended by the current owners in 2017 to provide additional family/entertaining space which is filled with natural light from wall-to-wall glazed windows and an impressive ceiling lantern. From here, direct access to the garden is possible via a glazed door and steps to the rear.

A formal full-depth reception room on the first floor features spectacular period detailing, including curved architraves with shelves, two marble fireplaces, ceiling cornice and dado rails, and bespoke cabinetry. Across the hall are two double bedrooms and a fully-tiled shower room with WC.

The second floor is almost entirely dedicated to the principal suite, boasting wall-to-wall integrated wardrobes and large sash windows offering spectacular views in both directions. The principal bathroom features marbled tiling, underfloor heating, a roll-top bath, an oversized walk-in shower, a vanity unit, and a WC. A further double bedroom with an en-suite is located along the hall.

The third and top floors include a full-depth double bedroom with an en-suite, another double bedroom with an en-suite, and a home office.



The lower ground floor offers additional accommodation and includes a home spa with sauna and underfloor heating, a family games room, a utility room, and an additional downstairs shower room/WC. This level enjoys independent access from the rear garden and useful vaulted storage, with the potential for self-contained living.

### Outside

One of the most noteworthy features of this lovely home is the 45 metre south-facing rear garden, accessible from the kitchen on the ground floor or the family games room on the lower ground floor. The garden enjoys much of the day's sun and is full walled.

Towards the front is a combination of manicured gardens and paving, providing a tranquil and private retreat perfect for entertaining.







A further garden and the double garage are partly separated behind a stone wall and feature raised beds, flowers, and an impressive allotment patch, perfect for those who like to 'grow their own'.

Also of note is the double garage and rear access to Westfield Place, offering a shortcut directly into Clifton Village. The garage has wonderful potential for conversion into additional residential accommodation, subject to the necessary planning consent which could incorporate the entire footprint of the rear garden and existing garage.

### Services

All main services are connected. Gas-fired combination boiler and water tank. Telephone and Fibre Broadband by private arrangement. The house is hardwired with high-spec internet boosting capability.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

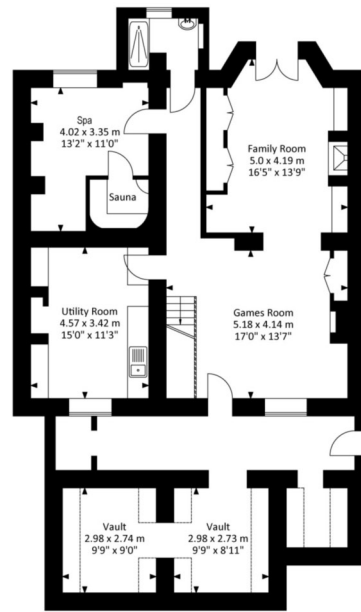
Council Tax Band: G

Directions: Postcode BS8 4AZ

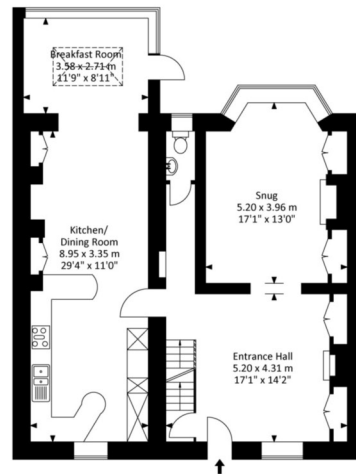




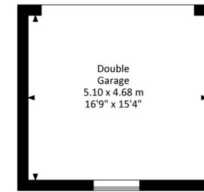
Approx. Gross Internal Area  
5403.0 Sq.Ft - 502.0 Sq.M



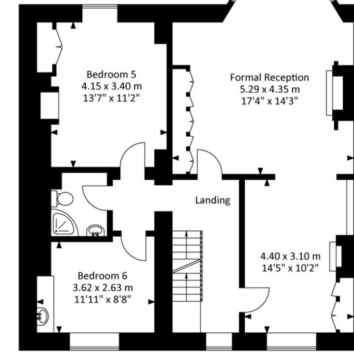
Lower Ground Floor



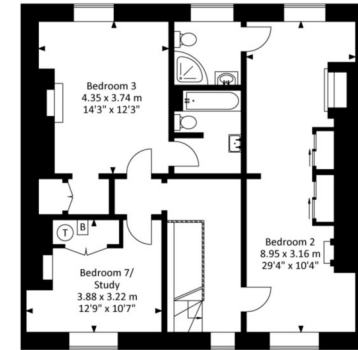
Ground Floor



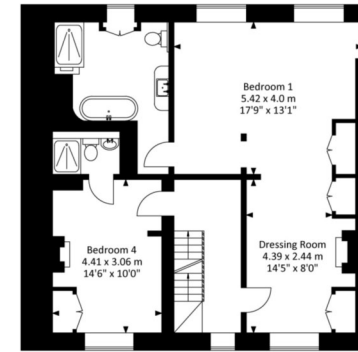
Garage



First Floor



Third Floor



Second Floor

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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