



# 30 ROYAL YORK CRESCENT

Clifton, Bristol BS8 4JX









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A stunning family home of circa 5600 sq. ft on one of Clifton's most sought-after locations; with a private garage, canopied balcony, walled garden and separate guest suite.

A BEAUTIFULLY REFURBISHED GRADE II LISTED TOWNHOUSE \* FAR-REACHING VIEWS \* BESPOKE HARVEY JONES FITTED KITCHEN \* FAMILY ROOM & SEPARATE STUDY \* FIRST FLOOR SUITE OF THROUGH-RECEPTION ROOMS \* FIVE UPPER FLOOR BEDROOMS AND FOUR BATH / SHOWER ROOMS \* GUEST SUITE WITH ITS OWN PRIVATE ENTRANCE \* SUPERB BASEMENT STORAGE AND GAMES ROOM \* PRIVATE WALLED REAR GARDEN & CANOPIED BALCONY \* REAR LANE ACCESS DIRECT TO PRINCESS VICTORIA STREET \* EXTENSIVE COMMUNAL GARDENS

## Situation

Royal York Crescent is perhaps one of the best known of the Georgian crescents in Clifton, renowned for its iconic architecture, far-reaching southerly views and reputation as the "longest Crescent in Europe".

Clifton village is literally on the doorstep, well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the south is easy access to Bristol's famous historic floating harbour, and just to the north access to The Downs and The Observatory.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 6 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.2 miles to the south.

## For Sale Freehold

30 Royal York Crescent is a superb family home; beautifully refurbished and immaculately maintained by the current owners to present some 5600 sq. ft of exceptional family accommodation.

Believed to be just one of two remaining townhouses on the crescent, it comes complete with two secure garages (one sizeable enough for a medium SUV and the other excellent bike and workshop space) along with a superb walled rear garden and independently accessible guest suite.











Over the past few years the owners have lovingly restored the house; fitting five new Ripples bath / shower rooms (and a new Ripples cloakroom) along with a superb Harvey Jones kitchen and new corot limestone with black tozzettos tiled hallway across the hall and lower ground floor entrance halls.

Light pours in from the south facing elevation whilst also enjoying some of the very best views in the city; across the city to the harbourside, Bedminster Down and Dundry.

To the rear is an utterly charming walled garden, created by landscape designer Katherine Roper and created to provide year round colour and form; whilst to the front is a refurbished canopied first-floor balcony taking in the far-reaching views and a perfect spot for morning coffee through to an evening sun-downer.

Accessed directly from "The Promenade"; a pedestrianised walk-way running the full length of the crescent, the front door opens into a useful porch and welcoming entrance hall, finished with a period style tiled floor from Stone Age. A stunning original curved balustrade staircase leads to the upper floors; whilst to the side of the hall is the beautifully finished Harvey Jones kitchen, with a state of the art Lacanche Range Cooker and views over the rear garden.

To the front is a versatile family room, currently dressed as a library room with twin sash windows flooding the room with light and a charming marble fireplace.

To the rear of the hall floor is a useful utility room, separate cloakroom and access out into the rear garden.

Upstairs, across the first floor is a pair of beautifully proportioned reception rooms, running the full width and depth of the house, separated by oversize double doors. To the front is a beautiful drawing room, with triple sash windows opening out onto the canopied balcony and taking in the incredible views. To the rear is a lovely dining room; with the two brought together by a matched pair of marble fire places. An incredible space to entertain.

Upstairs, across the top two floors lie five well-proportioned double bedrooms; with an exquisite master suite on the second floor taking in the views and enjoying a generous Ripples bath & shower room. A guest suite lies to the rear with three further bedrooms and two further bath / shower rooms across the top floor.









From the hall floor there is direct access to the lower ground floor; creating hugely versatile accommodation. With its own entrance off Royal York Crescent this would work perfectly as separate guest accommodation, home office space, consultancy rooms or for a dependent relative – with level access from the flat all the way into Clifton village.

Equally, it provides useful access from its outside front landscaped courtyard to two covered garages / workshop and also extensive (full height) basement storage below.

### Outside

The very private rear garden has been sensitively landscaped to provide year round colour and form; walled to all sides with deep planted borders and architectural copper planters, now a fabulous shade of Verdigris.

Close to the house is a lovely breakfast terrace, with a cobbled path meandering to the rear and a paved dining terrace catching much of the day's sun; with a lovely reclaimed stone trough and water feature.

A private entrance leads to a quiet rear lane, with access from just a few neighbouring properties and leading directly on to Princess Victoria Street.

Royal York Crescent itself has the benefit of a well-maintained communal garden stretching for almost the full-length of the crescent, and accessed via several gates leading into it. The communal garden is laid mostly to lawn, with richly planted mature borders, specimen trees and informal outdoor dining tables, chairs and benches dotted throughout.

It is a beautiful quiet space in the heart of Clifton and without doubt one of the best communal gardens in the area – hosting resident only events as well as opening up as part of the Clifton Open Garden Squares Weekend.

### Services

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

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band H

Directions: BS8 4JX





# Royal York Crescent, Clifton, Bristol BS8 4JX

Approx. Gross Internal Floor Area  
(No less than)  
5567 Sq.Ft - 517.0 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.