



WORSLEY HOUSE

Clifton Down Road, Clifton, Bristol, BS8 4AG



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An exceptional Clifton townhouse situated in an enviable location; with generous off-street parking, a private rear garden, double garage and a self-contained studio flat.

STUNNING GRADE II LISTED TOWNHOUSE OF CIRCA 3370 SQ. FT * BEAUTIFUL 25' FULL WIDTH RECEPTION ROOM WITH AN OPEN PLAN KITCHEN * SEPARATE SITTING / FAMILY ROOM * MASTER BEDROOM SUITE AND THREE FURTHER BEDROOMS * USEFUL CELLAR STORAGE AND UTILITY ROOM * OFF-STREET PARKING FOR SEVERAL CARS TO THE FRONT * FULLY ENCLOSED REAR GARDEN * DOUBLE GARAGE WITH A STUDIO FLAT ABOVE * IN ALL CIRCA 4000 SQ. FT

Situation

Clifton Down Road is a highly desirable road in the heart of Clifton village; with Christchurch Green to the north, Clifton village directly to the west and Whiteladies Road and The Triangle to the east.

Clifton village is literally "on the doorstep" and is well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the west is The Triangle, with a Waitrose express and access to Park Street with further well-known national and independent shops, bars and restaurants.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 3.0 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.7 miles to the south.

Nearby schooling is excellent; with Christchurch C of E Primary School 0.2 miles away and independent secondary schools including Clifton College, Clifton High School, BGS and QEH all within a mile.

For Sale Freehold

Worsley House is a beautifully presented and hugely versatile family home, situated in an enviably large plot incorporating off-street parking to the front, a fully enclosed garden to the rear and a double garage with a studio flat above.







Built in 1877 and Grade II Listed the house has been given a comprehensive "refresh" by the current owners as well as refurbishment works by Berkeley Place including a new en-suite and replacement hot water and heating systems. In addition, the house was redecorated from top to bottom alongside numerous further improvements from the roof down to the basement.

The house can be accessed from both the front and rear; with off-street parking for several cars to the front and a double garage to the rear (accessed via Grange Road).

From the front courtyard and off-street parking, steps lead down to the front door, with a charming inner courtyard catching the midday and afternoon sun. The front door leads into a large and welcoming entrance hall with wonderful high ceilings and a stripped wooden floor leading into the downstairs sitting room.

This room is a lovely elegant reception space, with twin sash windows fitted with New England style shutters allowing plenty of natural light, along with a retained marble fireplace and a coal effect gas fire.

Accessed from the entrance hall is a useful cloakroom housing a w.c and wash basin.

To the rear of the entrance hall is a rear lobby and stairwell with shallow steps leading up to the back door and access out into the garden. Stairs lead up to the upper floors, with access down into the cellar and utility room below.

From the half-landing is access to a lovely guest suite; comprising a generous double bedroom with views over the garden from its triple sash bay window and access to a fitted en-suite shower room, with an enclosed shower cubicle and wash basin.



Across the first floor lies a sumptuous yet elegant full width and full depth reception space and family kitchen. The ceiling is resplendent with retained period plasterwork with a striking carved wooden period fireplace complete with its original Wedgewood jasperware plaque. Three-quarter height shuttered sash windows flood the room with light with retained wooden floor boards flowing into the kitchen area.

The kitchen too is wonderfully fitted with an expanse of marble worktops and plenty of floor and wall-mounted storage cupboards. A Falcon stainless steel range cooker provides plenty of opportunity for the most ardent chef, with space for an American style fridge / freezer along with an integrated dishwasher. Light floods in from the bay window, with room for a casual dining table providing a perfect space to enjoy breakfast and admire the garden.



Upstairs lie two floors of further accommodation; with a fabulous master bedroom suite complete with a "Jack & Jill" en-suite bath and shower room; fitted with an oversize shower cubicle, raised cast-iron bath, low level w.c , "his & hers" vanity basin and a bidet.

Adjacent to the master bedroom is a versatile fourth bedroom, currently arranged as a dressing room and study.

Above, over the top floor is a further double bedroom, with exposed timber beams and access to its own en-suite bathroom.

Downstairs, the cellar houses the new hot water and Vaillant boiler system, as well as space and plumbing for the utilities, with plenty of room for longer term storage as well as coats and boots etc.

The Garage & Studio

To the rear of the garden and accessed from Grange Road is a double garage, with an electric up & over door, concrete screed floor and space for two medium size cars (currently arranged as parking for 1 x SUV and gym equipment).

Above lies a useful fully fitted circa 300 sq. ft studio room; perfect for extra family space, guest accommodation or for live-in home-help. The studio is finished with a fully fitted kitchen, enclosed shower cubicle a separate cloakroom and benefits from its own utilities.

Outside

The gardens of Worsley House are a wonderful feature of the property; with a landscaped front-courtyard garden providing privacy for the house itself as well as off-street parking for several vehicles.

To the rear is a fabulous deep, fully enclosed and family garden; gently landscaped for ease of maintenance it provides plenty of space for al-fresco dining; catching the sun for much of the day.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

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

Directions: Postcode: BS8 4AG



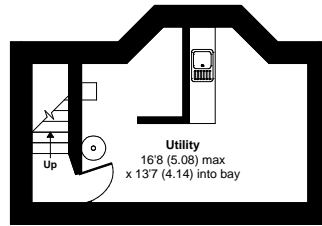
Clifton Down Road, Bristol, BS8

Approximate Area = 3371 sq ft / 313.1 sq m

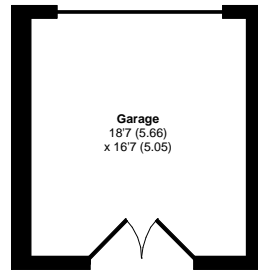
Garage = 634 sq ft / 58.8 sq m

Total = 4005 sq ft / 368.4 sq m

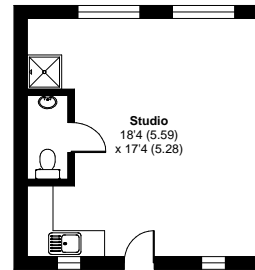
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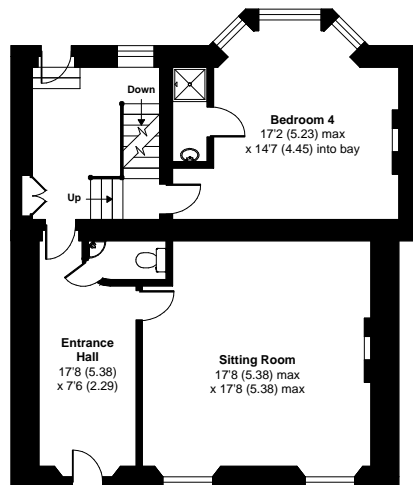
LOWER GROUND FLOOR



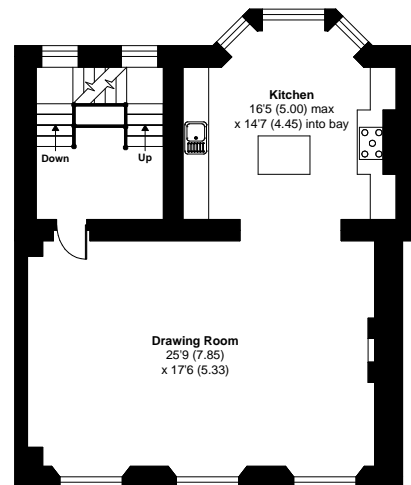
GARAGE GROUND FLOOR



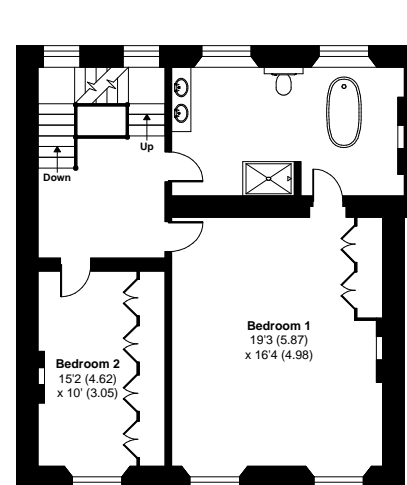
GARAGE FIRST FLOOR



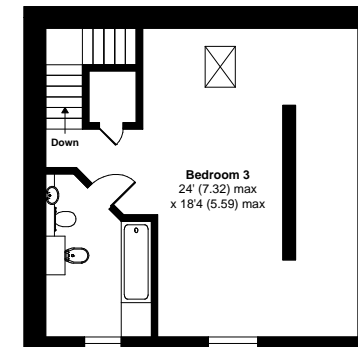
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Rupert Oliver Property Agents. REF: 772873