

THE PENTHOUSE

5 SION SPRING HOUSE · SION HILL · BS8 4BS



**Knight
Frank**

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BS8 4BS

An Immaculate penthouse with allocated parking, roof terrace and exceptional views.

Generous living room and kitchen/breakfast room
2 bedrooms • Family bathroom

Exceptional roof terrace • Communal gardens
Allocated parking

Clifton Village 0.3 miles • Park Street 1.2 miles
Cabot Circus 2.4 miles • Temple Meads 3.0 miles
Bristol Airport 7.8 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Sion Spring House is an exceptional Grade II Listed residential conversion found on Sion Hill, one of Clifton's most sought after addresses overlooking the Avon Gorge and Brunel's famous Suspension Bridge. The building was meticulously restored and refurbished to present one of the most highly regarded developments in the city. Sion Spring House has proved popular to owner occupiers & second homes owners as well as investors looking for an investment in prime Bristol property.

Clifton Village is on the doorstep, with its shops, banks, bars and restaurants along with a village butcher, several greengrocers and two express supermarkets. The property is well placed for schools in both the state and private sector, with Clifton College, Clifton High School for Girls and Christchurch Primary School all within the vicinity. The city centre with its theatres and significant Harbourside development around the historic waterfront is only about 1.5 miles away, whilst Ashton Court Estate is a short distance across the Suspension Bridge.



Bristol Old Vic, Bristol Hippodrome and Colston Hall can all be found in the City Centre.



Pleasant walks can be found at Ashton Court.



Excellent shops, bars and restaurants in Clifton Village. There is also extensive shopping available at Cabot Circus, Park Street and The Mall at Cribbs Causeway.



The property is situated close to Bristol Zoo and is well placed for Bristol City Centre, access to the M32 and access to the M5 via The Portway. Bristol Airport miles, London Heathrow 104 miles

For sale Leasehold

The Penthouse, Sion Spring House is an immaculate and light filled maisonette found across the upper floors of this sought after Georgian residential conversion. The accommodation enjoys a South West/South Westerly orientation.

The upper floor offers an entirely open plan living accommodation with exceptional views and a high degree of natural light. A kitchen/breakfast/living room offers a perfect place to entertain with a generous footprint and fabulous views, serviced by an attractive kitchen, complete with a range of integrated appliances. From here French doors open to a unique and spacious roof terrace which enjoys the sun throughout much of the day.

The lower floor enjoys two consistently proportioned bedrooms, the master of which has ample wardrobe space serviced by a luxurious tiled bathroom.

Gardens and Grounds

To the rear and side of Sion Spring House there are communal gardens which have been landscaped and beautifully designed providing a range of established flower beds, a BBQ, a large patio area and boules pitch, all for the sole use of Sion Spring House and The St Vincent's Rock development. Private to the penthouse, a spectacular roof terrace with a south/south westerly sunny orientation and views towards Brunel's Suspension Bridge which enjoys the sun throughout much of the day.

Parking

Allocated secure parking for one car.

Services

All mains services connected. Gas fired central heating.

Fixtures and Fittings

All those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

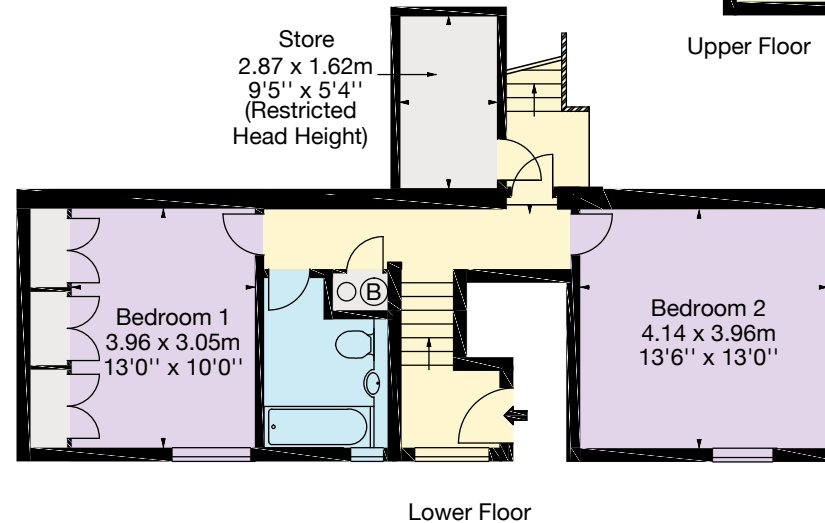
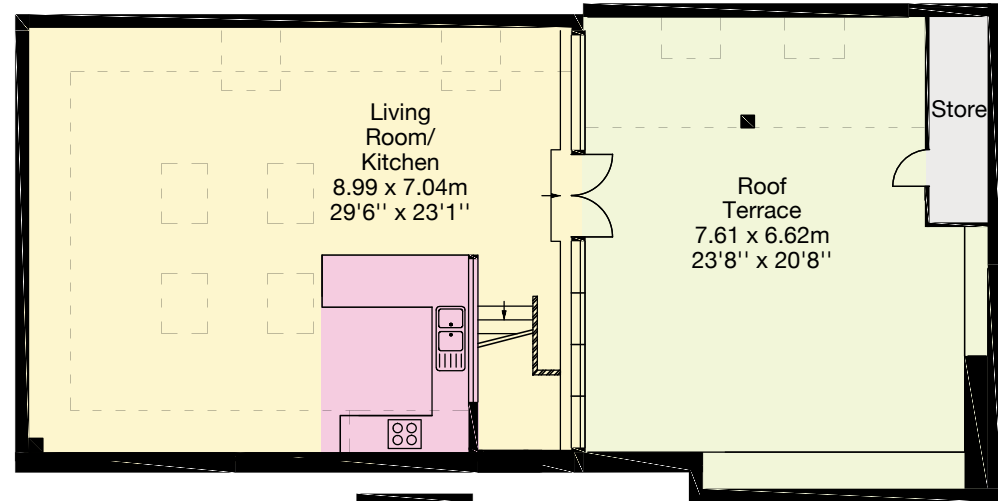
Bristol City Council Tel: 0117 922 2000

Viewing

Strictly by appointment with agents Knight Frank Tel: 0117 317 1999.

APPROXIMATE GROSS INTERNAL FLOOR AREA

(No less than)
118 sq.m (1,280 sq.ft)
(Including stores)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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This brochure is environmentally friendly

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