

ST VINCENT'S PRIORY

CLIFTON • BRISTOL



 Knight
Frank

ST VINCENT'S PRIORY

CLIFTON • BRISTOL

*Beautiful period townhouse with outstanding views
of Clifton Suspension Bridge.*

Garden room • Drawing room • Dining room
Study • Kitchen • Cloakroom

Master bedroom with en-suite shower room

Guest bedroom with en-suite bathroom

2 further bedrooms • Bathroom • 2nd kitchen • Utility room

Enclosed garden and terrace

Clifton Village 0.2 miles • Park Street 0.7 miles

Bristol City Centre 1.1 miles • Bristol Temple Meads 2.4 miles

Bristol Airport 8.1 miles

(All distances and times 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



Bristol Temple Meads railway station 2.4 miles.



Good local state primary school. Several independent schools in the immediate area include Clifton College, Clifton High School, Queen Elizabeth's Hospital School and Bristol Grammar School.



Clifton village facilities are less than 5 minutes' walk away, Cribbs Causeway Regional Shopping Centre 7.1 miles, Cabot Circus 2.0 miles.

(Distances approximate)

For Sale Freehold

St Vincent's Priory is an impressive and iconic Regency townhouse, believed to date back to 1829. There are a huge number of period features, most noticeably when you approach the property with the Gothic influences on its façade. Internally the features continue with original shutters, magnificent friezes, Regency fireplaces and bay windows.

All principal rooms enjoy an outlook across the Clifton Suspension Bridge; a landmark for Bristol. The accommodation itself provides enormous flexibility with the rooms able to be used in a variety of ways depending on age of children or one's interests.

Whilst the property has been enjoyed by the same family for 21 years as a main residence, it also provides a superb opportunity to have low maintenance second home with an abundance of history, with the ability to be left for extended periods at a time.

Gardens and Grounds

There is an enclosed garden with raised terrace accessible from the garden room and also from the pavement. It is raised high above the pavement level, enclosed by a wall and wrought iron railings.

Services

Gas fired central heating, mains drainage, water and electricity.

Fixtures and Fittings

All items in the nature of fixtures and fittings described in the particulars are included in this sale and all other such items are specifically excluded.

Local Authority

Bristol City Council – tel: 0117 922 2000

Viewing

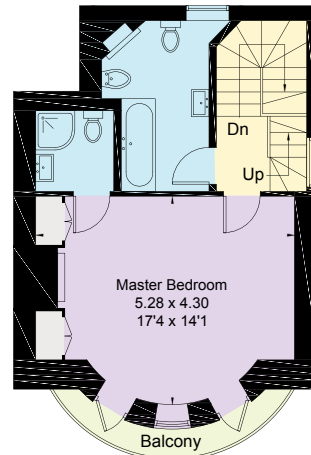
Strictly by prior appointment with agents, Knight Frank, Bristol. Tel: 0117 317 1999.



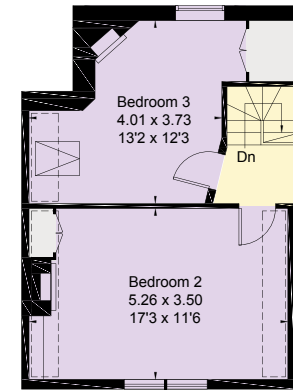
APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
228sq.m (2,454sq.ft)



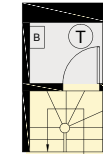
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Second Floor

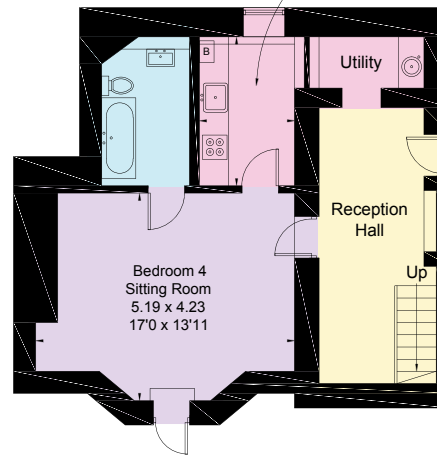


Third Floor

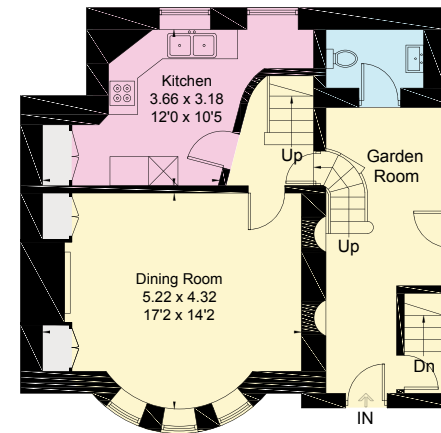


Mezzanine

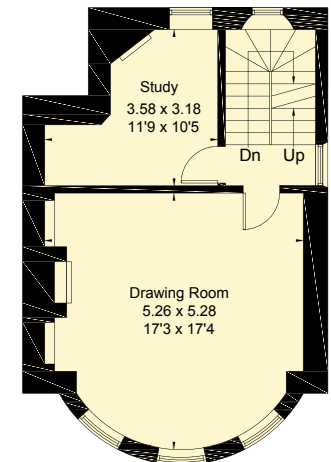
= Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor



First Floor



0117 317 1999
Regent House, 27a Regent Street
Clifton, Bristol BS8 4HR
bristol@knightfrank.com
KnightFrank.co.uk



This brochure is environmentally friendly

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated February 2018. Photographs dated February 2018. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.