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10 Freeland Place, Clifton, Bristol, BS8 4NP

PRICE ON REQUEST





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A beautiful Regency four/five-bedroom townhouse retaining many period features and offering scope for further renovation

- Entrance hall, cloakroom/shower, kitchen/family room, dining room, first floor drawing room, four bedrooms, bathroom, cloakroom
- Lower ground floor has huge potential for a self contained flat or further reception & bedroom accommodation
- Stunning original period features throughout to include period fireplaces, sash windows with working shutters, original staircase
- Allocated off street parking space to the rear, (CH) Clifton – Hotwells permit parking
- Mature 60ft rear garden with apple and pear trees, front and rear flagstone terraces, use of a charming communal green
- Outstanding views of the River Avon and Bristol's floating harbour

A fine example of a Grade II listed Regency townhouse - Circa 1826 with stunning views over the river Avon and across south Bristol. This exquisite family home retains a wealth of period features to include fine period working fireplaces with cast iron grates, ceiling mouldings, sash windows with working shutters, stripped wooden floorboards and flagstones. Arranged over five floors the flexible accommodation briefly comprises of; ground floor, entrance hall with the original staircase and panelled doors lead to; cloakroom with shower cubicle, dining room which features a period fireplace, sash window with working shutters and stripped wooden floorboard. The kitchen/family room has fitted wall and floor units designed by Artichoke, feature granite worktops, limestone flooring and direct access to the rear garden. On the lower ground floor there is a sitting room with utility area which still retains the original kitchen range and flagstones, to the rear a second room with an adjoining vault offering development potential. A separate door to the front of the house, offers the chance of creating a self-contained apartment.

On the first floor there is a beautiful drawing room which features a working marble fireplace, floor to ceiling south facing sash window with working shutters, a door leads through to bedroom 4/study. On the second floor the spacious master bedroom has views over the river Avon, and access to a large family bathroom. The third floor has two double bedrooms and a cloakroom (potential shower room) Further benefits include a secluded rear mature garden of approx. 60ft with well stocked plants and trees to include Apple and Pear, delightful lawn areas with a flagstone terrace and paved patio. There is a gate that leads to the private lane which offers an allocated parking space (No. 10). To the front there is a spacious south facing raised flagstone terrace ideal for Al Fresco dining and enjoying delightful views towards Ashton Court





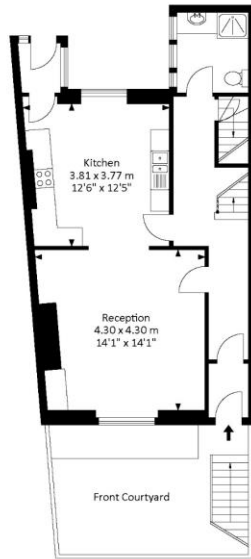




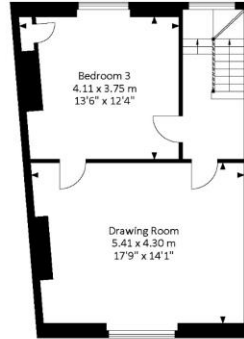
**10 Freeland Place, BRISTOL, BS8 4NP**  
Approx. Area 2507.20 Sq.Ft - 232.90 Sq.M



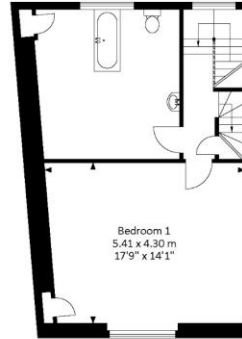
Lower Ground Floor



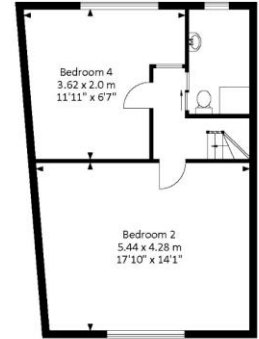
Ground Floor



First Floor



Second Floor



Third 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.  
Floor plan produced by Westcountry EPC.

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.