



Park Place, Clifton

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SALES & LETTINGS

3 Park Place, Clifton, Bristol, BS8 1JW

Price £735,000

- Beautiful Grade II Listed Coach House
- Bespoke Renovated Home
- Contemporary Kitchen with Integrated Appliances
- Three Bedrooms
- Two Bathrooms
- Southerly Aspect Terrace
- Garage
- Short Walk to Clifton Village and The Triangle
- Clifton Village Parking Permit

DESCRIPTION

A truly unique & exceptional property. This charming Grade II Listed Coach House has been converted into a stunning three bedroom house with garage, private sun terrace and downstairs cloakroom. These properties will rarely come to the market and offer a truly special home within strolling distance to the triangle.

The home has been renovated to an exceptional standard, with solid Oak flooring and doors, brushed chrome downlights and chrome fittings throughout. With generous windows and lightwells there is a fantastic connection with the surroundings and an abundance of natural light.

A charming gothic front door opens onto the flagstone semi-open porch which is illuminated by brushed chrome downlights. Stepping into the reception room you are immediately aware of the bespoke quality by the Oak flooring, sharp lines and crisp finish. A beautifully appointed kitchen offers plenty of cleverly designed storage, whilst still accommodating a range of quality integrated appliances. Polished stone tiles and rose gold sockets further illustrate the care and attention that has been applied. Further attractive assets on the ground floor include a garage and cloakroom.

The first floor offers a master bedroom with large sliding doors leading to the private terrace, which enjoys a south

facing aspect, making it a perfect spot to lounge and relax throughout the day and enjoy al fresco dining in the evenings. Both bathrooms benefit from white modern suites and lightwells which bathe the rooms in light. The second bedroom is a generous space, emphasized by the vaulted ceiling and the third bedroom has a feature Juliet balcony which overlooks the green to the front.

Clifton is home to a number of historic landmarks including, Durdham Downs with 400 acres of parkland, the Avon Gorge and Brunel's famous suspension bridge. To the west of the bridge the Ashton Court Estate offers further leisure pursuits such as golf courses, bridal paths and footpaths. Clifton is situated to the north west of Bristol's commercial centre and is ideally placed for the commuter with good ease of access to the motorway networks: M32, M4 and M5.

Clifton is also home to a number of highly regarded independent schools and on the doorstep there is Clifton College, Clifton High School, Bristol Grammar and the sought after Christchurch primary, Clifton Village, renowned for its fine dining restaurants to include the Ivy Brasserie, gastro pubs, eclectic range of boutiques and shops. Bristol offers two mainline train stations, the nearest of which is Temple Meads with rail services to a number of cities nationwide. Bristol's international airport includes flights to many European and various long haul destinations.

ENTERANCE VESTIBULE

Gothic timber door opening onto partially covered porch area with flagstone floor and brushed chrome down lights.

RECEPTION ROOM

Solid wood door with stain glass panes, solid Oak flooring, double glazed window to the front and obscured window to the rear, three radiators, brushed chrome downlights, wall uplights, chrome lights switches and plug sockets, TV and phone points, phone entry system, intruder alarm panel, boiler thermostat control panel, stairs to the first floor with solid wood banister and inset glass panes. Door to cloakroom and opening to Kitchen.

CLOAKROOM

Solid wood door, WC, pedestal basin, heated towel rail, tiled floor and partly tiled walls, brushed chrome downlight, extractor fan.

KITCHEN

Contemporary fitted kitchen with solid wood base and wall units and composite worktops. Integral Bosch washer/dryer and fridge/freezer NEFF dishwasher, double oven, five ring gas hob with extractor hood, microwave oven, stainless steel sink and drainer with mixer tap. Various space saving cupboards and vertical bottle rack. Polished stone floor and wall tiles with rose gold effect plug sockets and switches. Obscured double glazed window to the side, brushed chrome downlights. Radiator, solid wood door to:

GARGAE

Folding garage door with glass panes to the top, cupboard housing the consumer unit and chrome power sockets. Radiator, chrome power sockets and brushed chrome downlights.

LANDING

Lightwell with Velux window, cupboard housing boiler and chrome power sockets, radiator, brushed chrome downlights.

MATER BEDROOM

Double glazed sliding doors on to terrace, mirrored triple wardrobe with sliding doors, chrome power sockets and switches, TV and phone points, brushed chrome downlights and wall uplights, radiator.

TERRACE

Timber decking, stainless steel rail with inset glass panes.

BEDROOM TWO

Two double glazed windows to the front and side, vaulted ceiling, chrome power sockets and switches, TV and phone points, brushed chrome downlights and wall uplights, two radiators.

BEDROOM THREE

Double glazed doors onto Juliet balcony to the front, single wardrobe, chrome power sockets and switches, TV and phone points, brushed chrome downlights and wall uplights, radiator.

BATHROOM

Bath with hand shower attachment and folding glass shower screen, WC, pedestal basin, heated towel rail, backlit mirror, tiled floor and part tiled walls, brushed chrome downlights, lightwell with Velux window, chrome switches.

SHOWER ROOM

Shower cubicle with contemporary rainfall shower and hand shower attachment, WC, pedestal basin, slim heated towel rail, backlit mirror, tiled floor and part tiled walls, brushed chrome downlights, lightwell with Velux window, chrome switches.

Approx. Area 1071.90 Sq.Ft - 99.60 Sq.M



Ground Floor

First 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 Energy Plus.



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