



123 PEMBROKE ROAD

Clifton, Bristol BS8 3EU



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A rare opportunity to acquire and refurbish a 5600 sq. ft semi-detached townhouse, with full planning permission to create a truly bespoke family home in the heart of Clifton.

* SUPERB PERIOD TOWNHOUSE OF CIRCA 5600 SQ. FT * CURRENTLY CLASS E (MEDICAL CLINIC) WITH FULL CONSENT TO CONVERT TO CLASS C3 (RESIDENTIAL) * PLANNING APPLICATION NUMBER: 20/05790/F * APPROVED PLANS FOR 5 DOUBLE BEDROOMS INCLUDING A FULL FIRST FLOOR MASTER BEDROOM SUITE * FULL-WIDTH HALL FLOOR KITCHEN AND DINING ROOM * TWO FURTHER RECEPTION ROOMS * LOWER GROUND FLOOR CINEMA AND GAMES ROOM, SEPARATE GYM, WET ROOM, SAUNA AND UTILITY ROOM * PRIVATE DRIVE WITH OFF-STREET

Situation

Pembroke Road is a sought-after residential road conveniently situated between Clifton village and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. Not too far away is the popular Everyman Cinema and the convenience of a large Sainsbury's supermarket.

A little further up Pembroke Road is The Downs, a public open area of circa 400 acres.

Bristol is highly regarded for its educational establishments, and the house is not far from both St. Johns Primary School and Christchurch Primary School (0.6 miles). Clifton College is just 0.2 miles (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the south.

For Sale Freehold

For Sale for the first time in 24 years, 123 Pembroke Road is a handsome semi-detached period townhouse, currently used as a Clinic – albeit with full planning consent to convert to a single residential home.





Arranged over four floors, the approved plans allow a new owner to create a truly remarkable and bespoke family home; maximising the property's original proportions whilst equally allowing several of the larger rooms to be opened up to create a truly fabulous modern space.

With its own pillared drive there will be plenty of space at the front to park several vehicles, leaving the rear free to create a sumptuous south west facing walled garden.

Internally, the plans allow for a stunning half floor – with a full width open plan kitchen and dining room to the front and two reception rooms to the rear.

Upstairs, the retained curved balustrade staircase will reach a first floor principal bedroom floor – with a full width master suite to the front and the creation of a private library and study to the rear.

It is plausible to assume these two rear rooms could pivot to become bedrooms if further bedroom space is required – subject to consent.

Upstairs, over the top floor there is room for a further four double bedrooms with two ceiling lanterns already in place and a lovely sense of space and light.

Across the lower ground floor plans are approved for a family leisure suite to comprise an open plan cinema and games room, separate gym, wet room, sauna and utility.

Outside

With plenty of off-street parking to be gained at the front the rear walled garden lends itself to be landscaped into a true haven of a city garden – catching much of the day's sun and with plenty of space for both hard and soft landscaping flowing out from the lower ground floor's games room.

An additional rear door accesses a separate boot room – perfect after a long walk on The Downs.

PLANS ON P4 SHOW APPROVED DRAWINGS AND NOT CURRENT LAYOUT.

Services

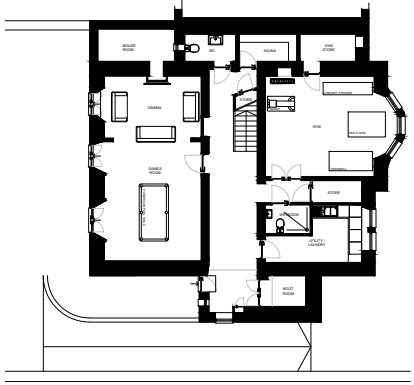
Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

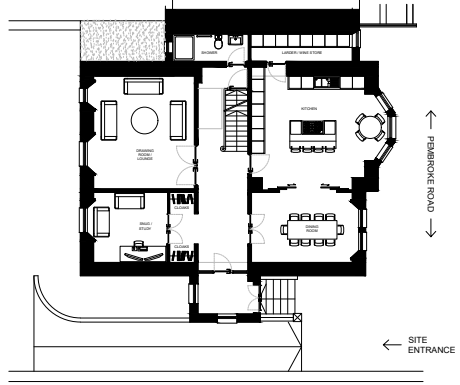
Bristol City Council: Tel: 0117 922 2000. Council Tax: TBC

Directions: BS8 3EU

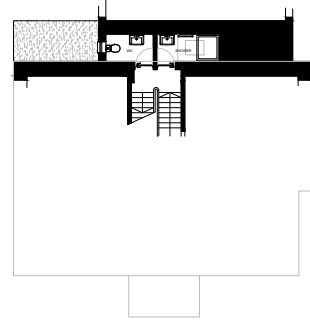




Lower Ground Floor Plan
Scale: 1:100



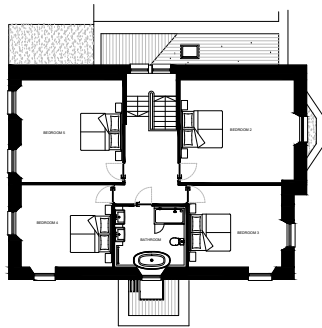
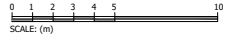
Upper Ground Floor Plan
Scale: 1:100



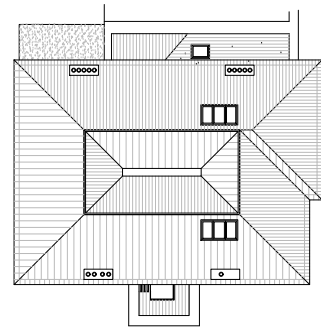
Half Landing Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Second Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

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**PRELIMINARY
DRAWING
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Revision no.	

Project No.	1418
Cad File	F1418_Hurst_V0.04.dwg
Drawn	SCS
Checked	
Date	November 2020
Scale	As shown @ A1
Title No.	

Proposed Layout

A102