



**6 COLLEGE ROAD**  
Clifton, Bristol, BS8 3JB

 **RUPERT  
OLIVER**  
property agents







# 6 College Road

Clifton, Bristol, BS8 3JB

An effortlessly charming and beautifully proportioned family home; for sale for the first time in 66 years with off-street parking and a fully enclosed rear garden.

\* SUPERB FAMILY HOUSE OF CIRCA 5000 SQ. FT \* SITTING ROOM, DINING ROOM AND A FAMILY KITCHEN \* SEVEN BEDROOMS AND THREE BATH / SHOWER ROOMS \* BEAUTIFUL SWEEPING STAIRCASE AND GALLERIED LANDING \* LOWER GROUND FLOOR PLAYROOM AND LARGE UTILITY ROOM \* RETAINED PERIOD FEATURES THROUGHOUT \* SELF-CONTAINED STUDIO FLAT WITH STUDIO ROOM, KITCHEN AND BATHROOM \* SOUTH FACING FULLY ENCLOSED REAR GARDEN \* OFF-STREET PARKING SPACE \* ACCESS TO AN ENCLOSED RESIDENTS' ONLY COMMUNAL GARDEN

## Situation

College Road is a sought-after residential road running between Clifton village and The Downs and on the doorstep of two of Bristol's leading independent schools.

Clifton village, with its eclectic mix of independent shops, bars and restaurants is moments to the south, with The Downs to the north and Whiteladies Road to the east.

Bristol is highly regarded for its educational establishments and the house is within catchment for Christchurch Primary School (0.2 miles). Clifton College is just along the road (circa 0.2 miles with a respected nursery and Butcombe Prep School). Clifton High School is 60 or so yards away and BGS, QEH, Badminton School for Girls are within easy striking distance.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.4 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just under 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8 miles to the south.

## For Sale Freehold

6 College Road is a once in a generation opportunity; a much loved family home for sale for the first time some 66 years. Due to its length of ownership it is uniquely intact; with many of its beautiful period features still fully retained and working.











It affords any new owner an exciting and rare opportunity to renovate and refurbish as much or as little as they like and put their own stamp on this effortlessly charming and beautifully proportioned family home.

Accessed from College Road via a pillared entrance there is off-street parking for one car, and side access down to the annex and private garden beyond.

A dressed stone arch with a delightful carved head above and original wooden door gives access into a generous entrance lobby, with more than enough space to create a formal coat and boot room.

A part-glazed door leads into the welcoming entrance hall, with its stripped wooden parquet floor (running throughout much of the hall floor) and beautiful curved balustrade staircase leading to the galleried landing above; illuminated by an oversize arched sash window, flooding the hall and landing with natural light.

From here, there is access to a useful cloakroom with a w.c and wash basin, as well as butler's pantry and a staircase leading down to the lower ground floor.

The hall floor reception rooms are exquisite; with a delightful 25' dining room with a triple sash bay window, complete with working shutters. Many of the property's period features remain including sash windows, shutters, ceiling plasterwork and original fireplaces.

Adjacent to the dining room is the charming sitting room overlooking the rear garden with three shuttered sash windows providing natural light and a stunning carved marble fireplace with an open hearth below. It is a wonderfully relaxed and very private room, catching much of the midday and afternoon sun.



Adjacent to this lies the kitchen with a door leading out into the rear garden. At present it comprises a range of floor and wall-mounted storage with a solid fuel AGA and free-standing cooker. We suspect that, subject to the necessary consents, this could be opened up to the sitting room to create a truly fabulous full width family space, overlooking and leading out into the garden.

Up the sweeping staircase lie two floors of accommodation providing some seven bedrooms and three bath / shower rooms. This space creates an opportunity for any new owner to configure the floor-plan to best suit their own family needs.

There is an obvious "master suite" on the first floor to the front of the house, and more than enough bedrooms to adapt into dressing rooms / studies or additional bathrooms if required.







On the top floor is a particularly impressive "bedroom", currently dressed as a home office (long before one became de rigueur) with oblique views out towards Clifton College.

It is difficult to imagine a more versatile and spacious footprint than these two floors present, and the triple aspect of an east, south and westerly orientation affords the house an unusual amount of natural light to all the floors.

At present, the lower ground floor is "split" with accessible reception and generous utility space to the rear accessed from the main house; and a self-contained studio apartment independently accessed to the front.

Over the years the family have let the studio to young actors and actresses from The Bristol Old Vic Theatre School; but it could equally be "opened up" to create either a larger self-contained apartment, or additional family space accessed from the main house if required.

To the rear is a family games room (complete with the original kitchen range) along with a large utility room with a Belfast sink and flagstone floor. There is plenty of additional storage, as well as access out into the garden. Much like the upper floors, this floor creates a huge amount of opportunity and future potential for any new owner to explore.

### Outside

To the rear is a fully enclosed and very private garden, facing south-south-west it catches much of the day's sun and is deceptively deep and wide.

Despite some years of growth it retains the bones of a once formal garden, with raised mature borders and a central lawn bordered by pathways. Again, it creates a relatively blank canvas to either regenerate what was once there, or create a garden to suit a new owners family requirements.

In addition, the current owners have been "members" of the Worcester Crescent communal garden, just a stone's throw from the front door.

### Services

Mains water, electricity, gas and drains.

### Local Authority

Bristol City Council: : 0117 922 2000. Council Tax: Band G.

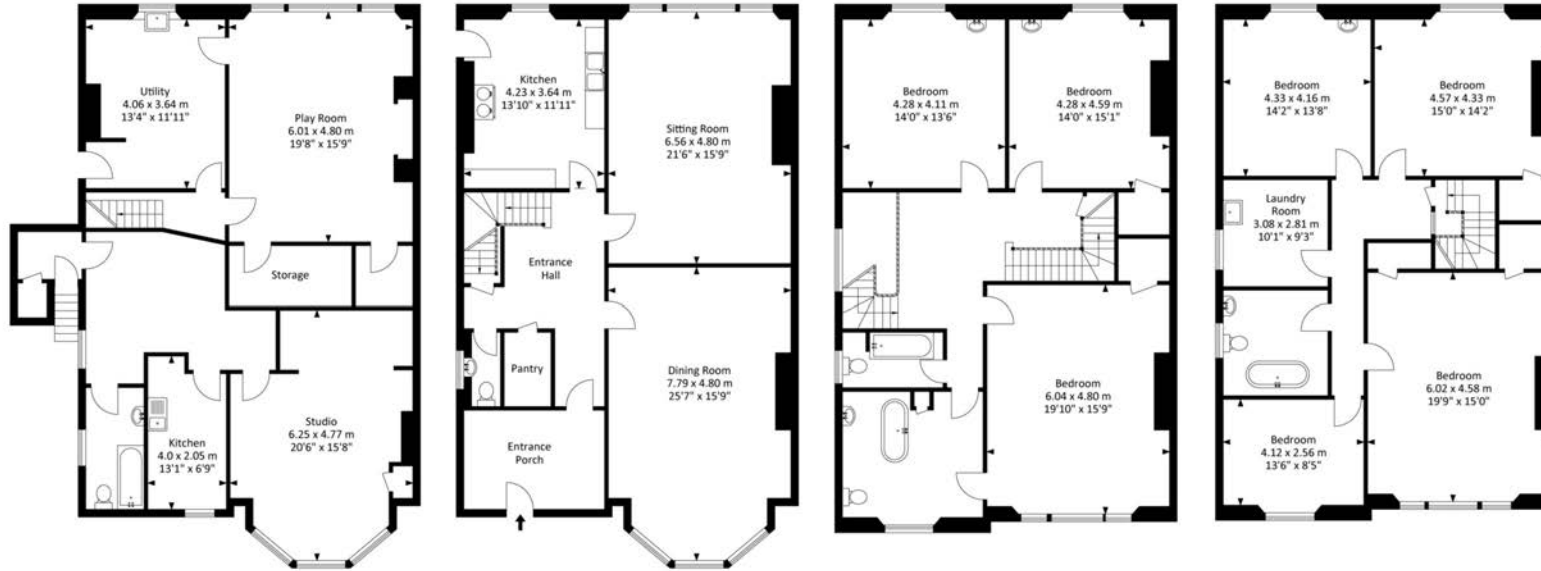
Directions: BS8 3JB





# College Road, Clifton, Bristol BS8 3JB

Approx. Gross Internal Area  
4950.0 Sq.Ft - 459.9 Sq.M



Lower Ground Floor

Ground Floor

First Floor

Second 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.



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