



2 QUEEN SQUARE

Bristol BS1 4JQ



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A rare opportunity to acquire a Grade II* Listed townhouse on Bristol's historic Queen Square, complete with a beautifully refurbished vaulted annex and allocated parking.

* GRADE II* LISTED 5-STOREY TOWNHOUSE * HISTORIC SQUARE IN THE CENTRE OF BRISTOL * INCOME PRODUCING SELF-CONTAINED ANNEX * STUNNING MODERN KITCHEN AND MEZZANINE DINING ROOM * INTERNAL COURTYARD GARDEN * FIRST FLOOR DRAWING ROOM WITH COVERED BALCONY * THREE FURTHER RECEPTION ROOMS * FOUR UPPER FLOOR BEDROOMS AND TWO BATH / SHOWER ROOMS * CLOSE TO BRISTOL'S HISTORIC FLOATING HARBOUR AND NUMEROUS CULTURAL ATTRACTIONS

Situation

Queen Square is one of Bristol's most historic garden squares, tied forever to the city's long maritime history in a traditional early Georgian square close to many of Bristol's superb cultural attractions and the city's famous floating harbour.

Laid out and built between 1701 and 1727 this elevation of 9 townhouses was rebuilt in 1833 following the famous Reform Bill Riots a few years earlier, which destroyed the original terrace.

Surrounded by the trendy waterside, within Bristol's Old Town, the property has many of Bristol's principal amenities on its doorstep. From cultural venues like the Old Vic and Hippodrome theatres, We Are the Curious and Arnolfini to wining and dining at Wapping Wharf, King's Street, The St Nicks and Harbourside markets and some of Bristol's top restaurants - you can find anything from street food to Michelin Star dining in a moment's walk.

As a central location it also benefits from quick and easy access to the most popular parts of the city including Clifton, Southville and Gloucester Road. Bristol Cathedral School is just over Pero's Bridge, with BGS and QEH just under a mile. Bristol Temple Meads (trains to London 1h 30m) is 0.6 miles whilst the M32 is a 2.5 mile drive.

For Sale Freehold

2 Queen Square is an historic Limestone fronted Grade II* Listed townhouse, arranged over five floors of stunning accommodation, complete with a canopied first floor balcony, superb internal courtyard garden and an allocated off-street parking space on the square.







The house was comprehensively refurbished a number of years ago with the owners creating a truly stunning lower ground floor annex, converting a disused space into an established Airbnb business to create a significant additional income and an extremely high occupancy rate, as well as the interior and exterior being comprehensively decorated throughout.

The accommodation follows a traditional Georgian plan, with the hall and upper floors providing four storeys of exceptionally versatile family accommodation.

Of particular note is the exquisite kitchen, with underfloor heating, a mezzanine dining room and internal courtyard to the rear, beautifully juxtaposing the retained period details of the original house with sumptuous modern architecture and a nod to how families wish to live and socialise today.

Upstairs, the tranquil south facing sitting room overlooks Queen Square with three three-quarter height sash windows, opening up onto the canopied refurbished balcony. A perfect place for a sundowner and to watch the world go by.

The new one bedroom annex can be reached internally if additional family / guest accommodation is required or kept separate if used in a self-contained capacity. The latest iteration of this superb home; retaining the lower ground floor's original stone barrelled ceiling with underfloor heating and introducing touches of beautiful cabinetry works and a luxury en-suite bathroom complete with a repurposed "safe" door; a remnant of the property's former use as a private bank.

Another, more modern retained piece, is a lovely artwork by Judith Dean forming an integral part of the wall in the snug. Kindly left by the previous owner who commissioned the piece and now forming a new part of the historic home's unique history.



Outside

Sympathetically crafted into the rear of the building is a fabulous internal courtyard, accessed via oversize glazed doors and truly "bringing the outside in". A lovely space to stroll into in the morning for breakfast or to open up in the evening if entertaining friends.

Above, accessed from the mezzanine dining room is a roof terrace, also linking the dining room to the first floor half-landing.



To the front is access to an allocated off-street parking space on the square; along with residence parking available. Whilst the front of the house itself is accessed via a pedestrian gate and an attractive cast-iron railed south-facing courtyard, with steps down the lower ground floor annex.

Services

All mains services connected.

Local Authority

Bristol City Council: 0117 922 2000

Council Tax Band: G

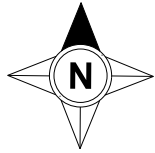
Directions: BS1 6JQ



Queen Square, Bristol, BS1

Approximate Area = 3614 sq ft / 335.7 sq m (excludes galleried area & patio)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1003290