



TRAFALGAR COTTAGE

Litfield Road, Clifton, Bristol, BS8 3LL

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A beautifully proportioned three-bedroom mews cottage complete with gated off-street parking and a fully enclosed rear west-facing courtyard garden.

HIGHLY DESIRABLE QUIET CLIFTON LOCATION * SOUGHT-AFTER TWO STOREY MEWS COTTAGE * GATED OFF-STREET PARKING * WEST-FACING COURTYARD GARDEN * CIRCA 1,800 SQUARE FEET * THREE BEDROOMS AND TWO BATH / SHOWER ROOMS * FIRST TIME ON THE MARKET IN OVER FOUR DECADES * FULL WIDTH 27' SITTING ROOM * SEPARATE KITCHEN AND A DINING ROOM * NO ONWARD CHAIN * EPC: E

Situation

Litfield Road is a sought-after residential road, ideally situated between Clifton Village and The Downs, and in close proximity to several of Bristol's leading independent schools.

Clifton Village, with its eclectic mix of independent shops, bars and restaurants lies just to the south, with The Downs to the north and Whiteladies Road to the east.

Bristol itself is widely regarded as the "gateway to the West," with the M5 just over 5 miles away and the M32 2.4 miles to the east. Regular trains depart from Bristol Temple Meads to London (1hr 20), which is just under 3 miles away.

Additionally, Bristol Airport, providing access to Europe and the rest of the UK, is only 8 miles to the south.

For Sale Freehold

Trafalgar Cottage is a charming two-storey, three-bedroom mews cottage located in a highly sought-after and quiet backstreet in Clifton village.

The property is accessed directly from Litfield Road via a shared gated courtyard, which provides covered parking for one vehicle.

Upon entering the property, a useful entrance hall offers ample room for kicking off shoes and boots and hanging coats.

From here, a pair of French doors lead directly into a generous and full-width reception room. This bright and welcoming space features a selection of large triple-aspect windows, a striking





feature fireplace with a marble surround, and surprisingly high ceilings.

The room has recently had a concrete floor levelled in preparation for new flooring, which is ideal for the new prospective purchaser, should they wish to have their choice of finishes.

Both the reception room and dining room provide direct access out via part-glazed French doors to a private west-facing courtyard garden, creating a fabulous "inside / outside" flow.

The dining room itself is a generous size with plenty of natural light from its large windows and westerly orientation and is ideally located next to the kitchen.

The kitchen is well-appointed and includes a selection of floor and wall-mounted storage cupboards, a gas hob, an electric oven and a Bosch dishwasher; with plenty of windows providing lovely natural light and enough space for a small breakfast table and chairs.

A shower room is ideally located on the ground floor and features an oversized walk-in shower cubicle, WC, sink, heated towel rail as well as space and plumbing for a washing machine.

Stairs lead to the first floor with a galleried landing, illuminated by two skylights, provides access to three double bedrooms, each one with its unique aspect, attractive beams and useful wall-to-wall eaves storage.

In addition to the shower room below the bedrooms are served by a family bathroom; complete with a corner bath, wash basin, low level w.c, bidet, heated towel rail and a skylight providing natural light and ventilation.

Outside

To the rear is a fully enclosed and private courtyard garden, facing west to capture much of the day's sun.

This deceptively deep and wide space also offers direct access to the covered parking space via a side door as well as into the house via French doors into both the dining and sitting rooms.

The property benefits from the shared use of a communal courtyard at the front, accessible via large electric wooden gates and an allocated covered car parking space.

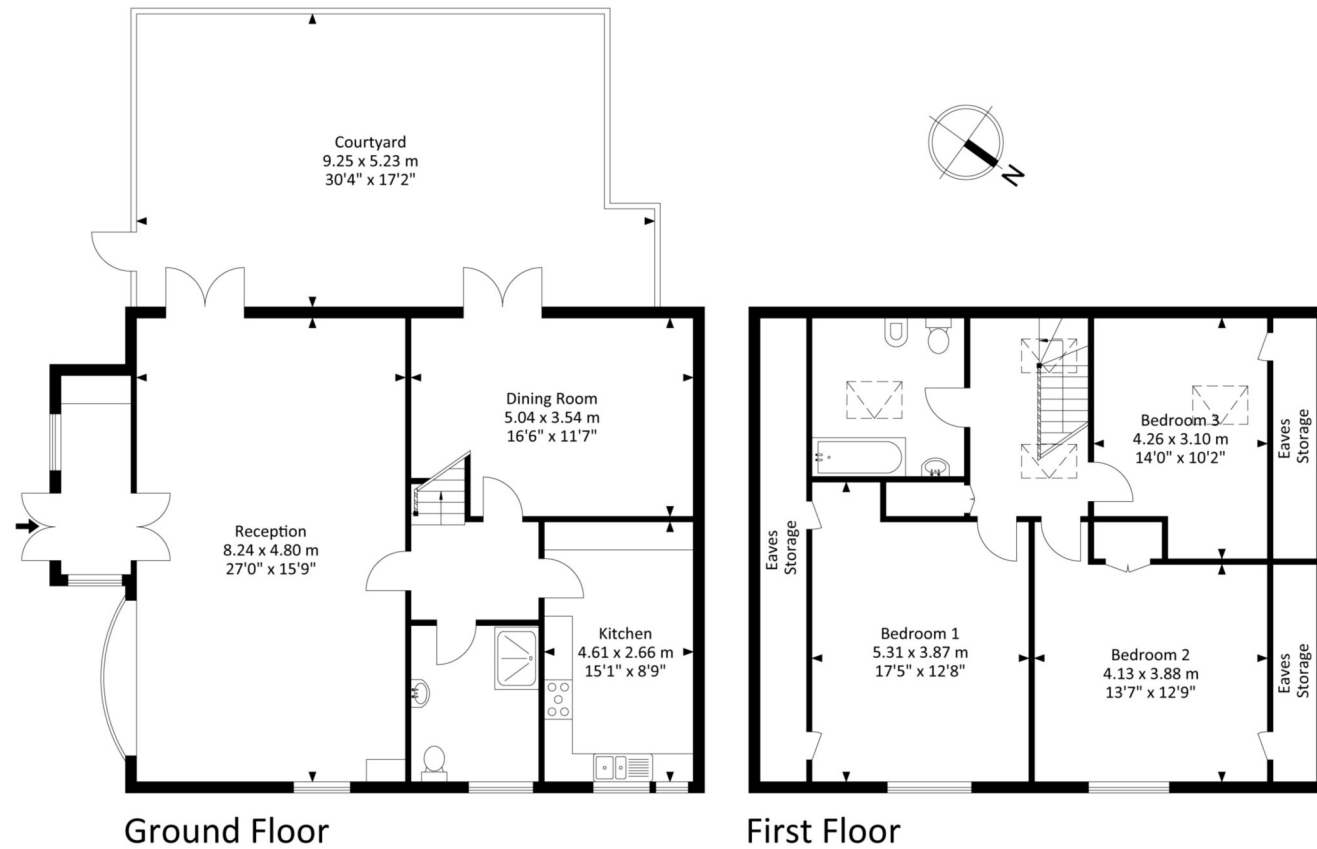
Services

Mains water, electricity, gas, and drains. Full fibre broadband.



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Approx. Gross Internal Area
1820.60 Sq.Ft - 169.10 Sq.M
(Excludes Courtyard)



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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