



FLAT 1, 5 WETHERELL PLACE

Clifton, Bristol, BS8 1AR



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An exceptionally well-presented two-bedroom flat, complete with private front and rear courtyards

* AN EXCEPTIONALLY WELL-PRESENTED TWO-BEDROOM FLAT, COMPLETE WITH PRIVATE FRONT AND REAR COURTYARDS * QUIET, PRIVATE AND ATMOSPHERIC ACCOMMODATION * REFURBISHED THROUGHOUT BY ITS INTERIOR-DESIGNER OWNER * PRIVATE FRONT & REAR COURTYARDS * TWO BEDROOMS / TWO BATHROOMS * GENEROUS RECEPTION ROOM * 'TURN-KEY' ACCOMMODATION * MASTER BEDROOM WITH EN-SUITE BATHROOM * SECOND BEDROOM WITH COURTYARD ACCESS * EPC: D

Situation

Wetherell Place is ideally located in an area that is equidistant from the shops, cafes and restaurants of Clifton Village and Whiteladies Road.

Within a radius of several miles are many of Bristol's leading independent schools, including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School and QEH, to name but a few.

The flat sits within the Christchurch Primary School catchment area and nearby are several leading independent day nurseries.

Clifton village is just under 0.4 miles to the west, with its renowned range of independent bars, restaurants and boutique shops; with the Harbourside 0.5 miles to the south and The Triangle just 0.2 miles to the east.

For Sale: Share of Freehold

This exceptional and well-proportioned two-bedroom flat offers a harmonious blend of style and privacy. Thoughtfully designed and beautifully finished, this residence presents an inviting, atmospheric living experience, enhanced by private terraces at both the front and rear. This is an ideal home for those who appreciate design-led living in a peaceful, central location.

As you approach the property, steps lead down into a southeast-facing private courtyard, an enchanting space that is partially sheltered with an undercroft, providing versatility for year-round enjoyment. The courtyard's space has an original flagstone flooring,







which adds a timeless character to the area, creating an ideal setting for a morning coffee.

The entrance to the flat is through impressive floor-to-ceiling 'Crittall'-style doors, giving a striking first impression. Stepping inside, you are welcomed into a semi-open-plan layout that seamlessly combines the kitchen and a cosy reception room. This entrance sets the tone for the entire flat, balancing modern design and classic touches that continue throughout the property.

The kitchen, installed in recent years, has been cleverly designed to maximise both functionality and aesthetics. It features ample worktop space, with surfaces finished in durable marble-effect quartz and complemented by brass fittings. An array of storage cupboards and drawers provides ample storage solutions, while a feature glazed door opens to reveal a wonderful pantry, perfect for the culinary enthusiast. The kitchen comes equipped with high-quality appliances, including a 'Bertazzoni' gas hob, a 'Bosch' oven, and an integrated dishwasher.

Adjacent to the kitchen, the reception room is a space of generous proportions, adorned with wood flooring that brings a warm, natural feel. This room enjoys a good amount of natural light from two large sash windows, which are elegantly framed by panelled shutters and offer delightful views over the front courtyard. An original fireplace surround serves as a charming focal point, with the potential for convenient storage alcoves on either side, adding both character and practicality to the room.

To the rear of the property lies the principal bedroom, an impressive and well-appointed space. This bedroom benefits from wall-to-wall bespoke integrated wardrobes, providing valuable additional storage. Further noteworthy features include the stylish wall panelling behind the headboard and a large sash window with west-facing views over the private rear courtyard. The en-suite shower room is tastefully designed, featuring a shower cubicle, sink and WC.

The second bedroom is well-sized and versatile, featuring a useful storage cupboard for added convenience. This room has the unique advantage of direct access to the rear courtyard through floor-to-ceiling glazed 'Crittall'-style doors. The connection between the bedroom and the outdoor space creates a seamless indoor-outdoor flow, making this an ideal guest bedroom, home office or additional living space.

The rear courtyard is a private sanctuary, spanning the full width of the property and offering a tranquil retreat from the bustle of city life. This west-facing outdoor area is perfect for alfresco dining or entertaining.





I SAID A HIP HOP
THE HIPPIE THE
HIPPIE TO THE HIP
HIP-HOP AND YOU
DON'T STOP THE
ROCK IT TO THE
BANG BANG BOOGIE
SAY UP JUMP THE
BOOGIE TO THE
RHYTHM OF THE
BOOGIE THE BEAT

Completing the layout is the main bathroom, accessible from the hall. This bathroom is finished to a high standard, with underfloor heating, full tiling from Mandarin Stone, and featuring a bath with an overhead shower, a noteworthy sink and a space-saving radiator, all selected with attention to detail and quality. Every fixture and finish has been carefully chosen to enhance both functionality and aesthetics, ensuring a refined bathing experience.

In summary, this two-bedroom flat in Wetherell Place is a testament to thoughtful design and meticulous finishing. Its unique combination of private outdoor spaces, high-quality fixtures and stylish interiors makes it an exceptional find. Ideal for those seeking a quiet, well-located home with plenty of character, this property offers a sophisticated living experience, with every detail considered for comfort and elegance.

Outside

The flat enjoys exclusive access to two elegantly appointed private terraces: a front terrace, complete with a spacious storage cupboard and a choice of open and sheltered seating areas within the undercroft, ideal for enjoyment throughout the year; and a rear terrace, superbly suited for alfresco dining and entertaining.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

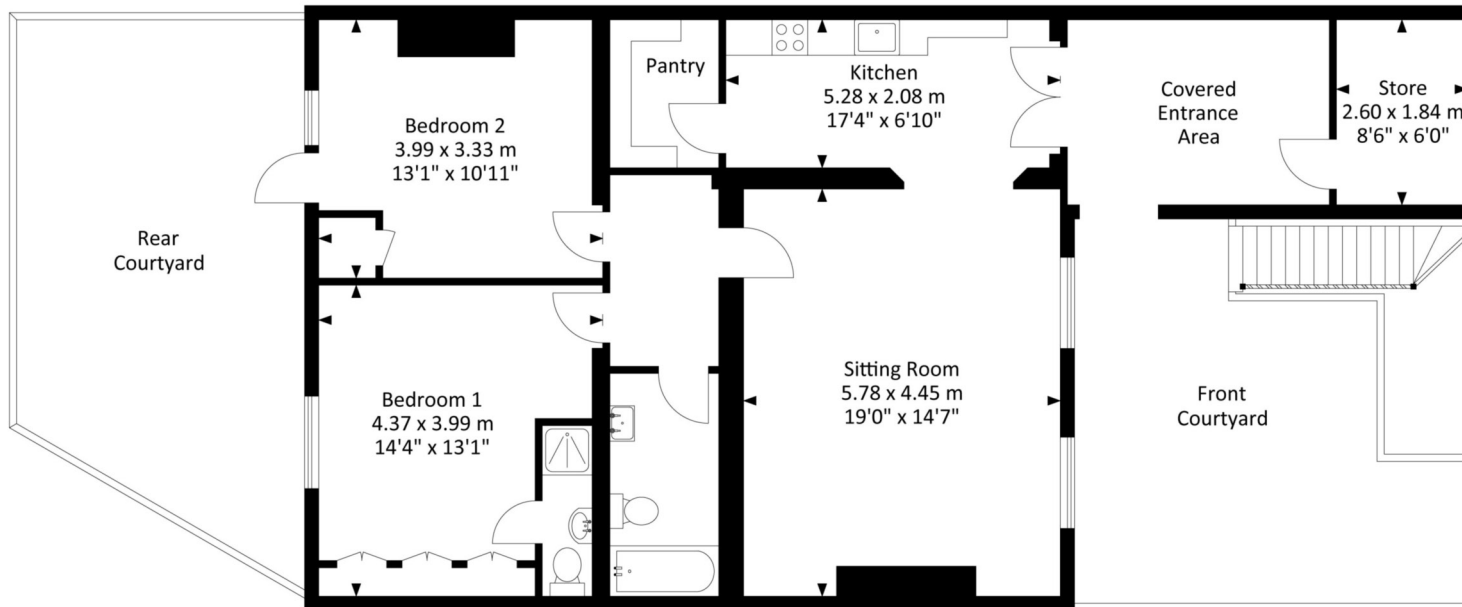
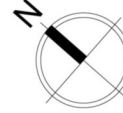
Bristol City Council: Tel: 0117 922 2000
Council Tax Band: B

Directions: Postcode: BS8 1AR



Wetherell Place, Clifton, Bristol BS8 1AR

Approx. Gross Internal Area
902.1 Sq.Ft - 83.80 Sq.M
Covered Entrance Area /
Store Room
157.8 Sq.Ft - 14.7 Sq.M
Total Area
1059.9 Sq.Ft - 98.51 Sq.M



Lower Ground 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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