



## HALL FLOOR FLAT

13 Vyvyan Terrace, Clifton, Bristol, BS8 3DG



# Hall Floor Flat

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An Elegant Hall Floor Garden Flat in the Heart of Clifton Village

'BEAUTIFULLY PRESENTED HALL FLOOR GARDEN FLAT' \* TWO BRIGHT, SOUTH-FACING DOUBLE BEDROOMS \* GRAND DRAWING ROOM WITH OPEN-PLAN KITCHEN \* RICH PERIOD DETAILING THROUGHOUT \* HIGH CEILINGS AND SASH WINDOWS WITH SHUTTERS \* LOW-MAINTENANCE, SOUTH-FACING REAR GARDEN \* EXCLUSIVE ACCESS TO EXTENSIVE COMMUNAL GARDENS \* SITUATED WITHIN THE CLIFTON VILLAGE RESIDENTS' PARKING ZONE \* FORMING PART OF A PRESTIGIOUS GRADE II\* LISTED TERRACE

## Situation

Located in one of Clifton Village's most sought-after addresses, 13 Vyvyan Terrace is an exclusive Grade II\* listed apartment, perfectly positioned a short stroll from the heart of Clifton Village. The area is renowned for its vibrant community and an eclectic mix of independent boutiques, cafés, restaurants, and artisan shops. This charming urban village setting is complemented by a strong sense of history and architectural grandeur.

To the west, The Triangle offers a Waitrose Express, along with a range of shops, bars, and restaurants on nearby Park Street, catering to all tastes. The property is conveniently positioned for access to both local amenities and transport links.

Bristol, known as the "gateway to the West," is a thriving city with excellent transport options.

The M5 motorway is just over 5 miles away, providing access to the South West and beyond. The M32, only 2.3 miles to the east, connects to the M4, linking to London and Wales. Bristol Temple Meads, located 2.8 miles from the property, offers regular services to London Paddington in just 1 hour 20 minutes. Bristol Airport, situated 7.7 miles to the south, provides flights to Europe and further afield, enhancing the city's appeal for both business and leisure.

## For Sale - Share of Freehold

This elegant Grade II\* listed hall floor garden flat offers a harmonious blend of period grandeur and modern practicality. Featuring stunning architectural details throughout, it is an exceptional home offering both comfort and elegance.

The centrepiece of the property is the grand drawing room, with its







soaring ceilings, ornate cornice, ceiling roses, and expansive sash windows with shutters, this room is bathed in natural light and provides a versatile living space.

A striking period archway connects the drawing room to the open-plan kitchen/dining area, creating a seamless flow ideal for modern living and entertaining.

The kitchen is thoughtfully designed, featuring an array of wall-mounted cupboards, drawer storage, and integrated appliances. Its layout ensures functionality while maintaining the property's period charm. A guest W.C is tucked away between the kitchen and living space and would have superb conversion potential into walk-in pantry if one so desired.

The accommodation includes two generously proportioned double bedrooms, both south-facing to maximise natural light. The first bedroom is situated on the ground floor at the rear of the property, with French doors leading directly to the private south-facing garden. This serene space benefits from an en-suite shower room, combining convenience with privacy.

The second bedroom, located on the first floor, is equally impressive, featuring a freestanding roll-top bath positioned next to a bay window—a luxurious touch that enhances the room's character. This bedroom also has its own en-suite W.C. and sink, providing a self-contained retreat.

Storage is plentiful throughout the property, with several sizeable cupboards ensuring practicality without detracting from the period aesthetic.

### Outside

The south-facing rear garden is a private, low-maintenance oasis, offering an ideal space for outdoor dining, relaxation, or entertaining.

In addition, residents of Vyvyan Terrace have exclusive access to beautifully maintained communal gardens. These extensive grounds provide a peaceful retreat, perfect for leisurely walks or quiet contemplation, enhancing the appeal of this prestigious property.

### Services

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

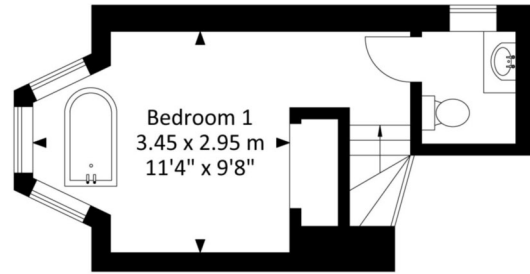
### Local Authority

Bristol City Council: 0117 922 2050  
Council Tax Band: D

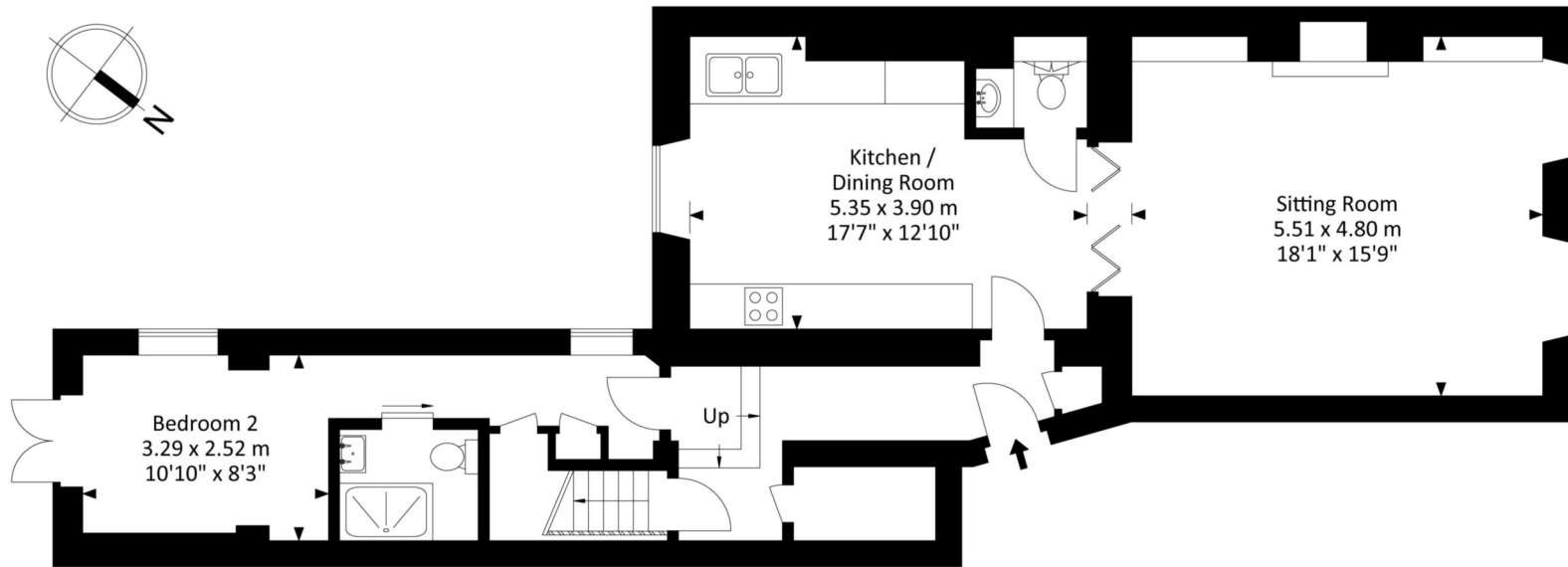


# Garden Flat, Vyvyan Terrace, Clifton, Bristol BS8 3DG

Approx. Gross Internal Area  
1063.50 Sq.Ft - 98.80 Sq.M



First Floor



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.