



THE GARDEN FLAT

Elton House, 1 Rodney Place, Bristol, BS8 4HZ





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A distinguished Grade II Listed apartment in Clifton, impeccably refurbished by Moon Design, with a private garage and beautifully landscaped front and rear gardens.

* STUNNING GRADE II LISTED GEORGIAN APARTMENT OF CIRCA 2,000 SQ. FT. * EXTENSIVELY REFURBISHED BY MOON DESIGN * CENTRAL CLIFTON VILLAGE LOCATION * PRIVATE GARAGE TO THE REAR, ACCESSED VIA AN ELECTRIC GATE * EXTENSIVE STORAGE OPTIONS BOTH INTERNALLY AND EXTERNALLY * THREE DOUBLE BEDROOMS AND A STUDY * PRIVATE WALLED REAR SOUTHWEST-FACING COURTYARD GARDEN AND A GENEROUS FRONT GARDEN * OFFERED WITH NO ONWARD CHAIN * EPC: D

Situation

Elton House is located on Rodney Place, a discreet private road in the heart of Clifton Village. Christchurch Green lies to the north, Clifton Village to the west, and Whiteladies Road and The Triangle to the east.

Clifton Village is celebrated for its independent boutiques, restaurants, and cafés. To the east, The Triangle offers additional amenities, including a Waitrose Express and access to Park Street, home to a variety of well-known shops, bars, and restaurants.

Bristol is regarded as the gateway to the West, with the M5 just over 5 miles away and the M32 only 2 miles to the east. Bristol Temple Meads station, 3 miles away, provides regular trains to London (approximately 1 hour 20 minutes). Bristol Airport, located just over 7 miles to the south, offers access to national and international destinations.

Nearby schooling is excellent, with Christchurch C of E Primary School 0.3 miles away and independent secondary schools, including Clifton College, Clifton High School, Bristol Grammar School (BGS), and Queen Elizabeth's Hospital (QEH), all within a mile.

For Sale: Share of Freehold

The welcoming hallway immediately creates a sense of space and organisation. Bespoke integrated storage includes a custom-designed cupboard housing a Worcester boiler (2020), a washing machine, and a dryer. A second storage cupboard provides space for coats and shoes, ensuring the entrance remains tidy and functional.







The bespoke 'Crittall'-style glazed doors, positioned within the hallway arch, create a seamless connection between the hallway and the open-plan kitchen and living areas, enhancing the property's contemporary aesthetic.

The kitchen is both stylish and practical, featuring square tile splashbacks, a dual sink, and high-quality appliances, including AEG induction hobs, a Siemens dishwasher, and a Neff microwave and oven. Veined granite stone worktops and floor-to-ceiling pantry cupboards add to its appeal. Rear access from the kitchen leads to the southwest-facing courtyard garden, complete with an undercroft for additional storage ideal for bikes and prams. This area also provides secure access to a gated garage and parking, conveniently accessible from Portland Street.

The open-plan living and dining space is bathed in natural light from its southerly orientation, with a large sash window and floor-to-ceiling glazed doors overlooking the courtyard garden. The living area features a charming marble-surround fireplace, complemented by bespoke shelving on either side of the chimney breast. The dining area, with its bespoke oak pew, seamlessly connects to the kitchen and living spaces, making it ideal for entertaining or family gatherings.

Adjacent to the living space, a cosy office exudes character with exposed brick walls and original flagstone flooring. Beyond the office lies an additional bedroom with double-height arched ceilings and exposed brickwork.

Currently used as a spare bedroom and home gym, this versatile room offers potential as a home cinema, playroom, or study. A newly installed glass balustrade staircase adds a contemporary touch and incorporates valuable storage beneath.



The property features two beautifully designed bathrooms, each showcasing exceptional craftsmanship. The fully tiled family bathroom includes geometric floor tiles, a soft dusty pink colour palette, and curved ceilings that add charm. Underfloor heated porcelain tiles enhance comfort. The Waters freestanding bath serves as a focal point, complemented by a walk-in shower, a floating WC, a heated towel rail, and a large vanity unit with drawer storage. The principal bedroom benefits from an en-suite shower room finished to the same high standards, featuring an oversized walk-in shower, a sleek vanity unit, a heated towel rail, and wood-effect porcelain tiling with underfloor heating.

The room itself is generously proportioned, with two large refurbished sash windows fitted with brush seals and wall-to-wall bespoke wardrobe storage. The third double bedroom, located at the rear, is currently a nursery



and playroom. This room is spacious and features two sash windows with window seats. Like all sash windows throughout the property, they have been refurbished in recent years to include locking hardware and modern brush seals, improving energy efficiency and usability.

The property also features Chauncey oak flooring throughout the principal ground-floor accommodation, adding timeless elegance and durability. The kitchen has a speaker fitted in the ceiling and there are hardwired Ethernet points in select rooms.

Outside

The Garden Flat benefits from exclusive use of both front and rear courtyard gardens. The front garden offers a welcoming approach, while the southwest-facing rear courtyard is meticulously landscaped, providing a serene outdoor retreat. This space connects to an undercroft for additional storage.

The rear courtyard also provides access to a private parking area and a secure gated garage with an electrical supply with power for EV charging, enhancing the property's practicality and appeal.

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: F

Directions: Postcode: BS8 4HZ

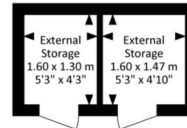
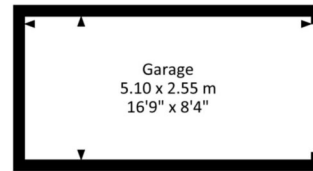


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Approx. Gross Internal Area
1909.0 Sq.Ft - 177.30 Sq.M

Garage / Vault / Storage Area
322.10 Sq.Ft - 29.90 Sq.M

Total Area
2231.10 Sq.Ft - 207.20 Sq.M



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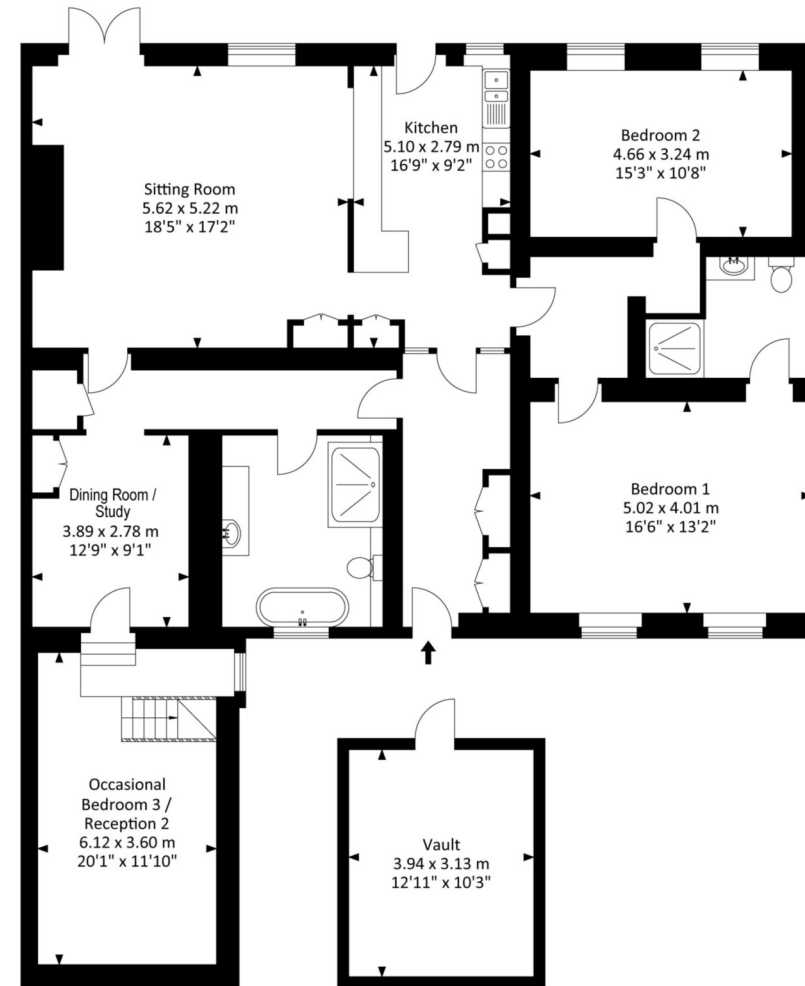
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For illustrative purposes only. Not to scale.

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.



Ground Floor