



16 Granby Hill

Clifton, Bristol, BS8 4LT



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A superb modern townhouse situated between Clifton village and the harbourside, with covered off-street parking and a private rear garden

A fabulous three storey modern townhouse | Generous open-plan kitchen, dining and family room | Turn-key accommodation | First-floor sitting room with open views | Master bedroom and en-suite shower room | Three further bedrooms and a family bathroom | Utility and separate w.c | Plenty of built-in storage | Covered off-street parking space and secure bike store | Enclosed private courtyard garden | EPC: C

Situation

Granby Hill is a charming residential road tucked away to the south side of Clifton with the thriving Harbourside laid out below. The house affords fantastic views from the front across open gardens to the Georgian architecture beyond and south towards Dundry Hill.

Clifton Village is just under 0.5 miles to the north with its renowned range of independent bars, restaurants, and boutique shops; with the harbourside just 0.3 miles to the south. Close to the apartment is the highly popular Hotwells Primary School, with many of Clifton's leading independent schools accessible within several miles.

For Sale Freehold

16 Granby Hill is a fabulous modern townhouse, developed by Edward Ware Homes in 2006, since then it has been much improved by the current owners who have thoughtfully enhanced various elements of the accommodation throughout.

The house can be accessed from both the front and rear – with access from the garden, via steps, to the covered parking adjacent to the property.







On entering through the front door you are greeted by a welcoming entrance hall with under-stair storage. Separate doors lead into a wonderful fully open-plan kitchen, dining and reception space – which is perfect for those who like to entertain. The kitchen itself is high quality, with granite worktops and plenty of floor and wall-mounted storage cupboards. Integrated appliances include a dishwasher and full-height fridge/freezer.

The hall floor is flooded with natural light which pours into the space via the three-quarter-height casement windows toward the front and through to further windows at the rear which overlook the garden. In line with the EPC rating of C, all of the windows are double glazed providing year-round insulation.

The open plan sitting area is a versatile and sociable space, which the current owner has improved with a dropped ceiling with recessed spots and integrated hard-wired sound system.

Adjacent to the kitchen is a very useful utility room with an integrated washing machine and additional storage. A timber door with vision panel and glazed overhead fanlight leads out to the sunny south east facing courtyard garden; whilst accessed from the entrance hall is a separate, generously proportioned w.c.

Upstairs, over the full width of the front of the property is a superb sitting room with a full-height square bay window flooding the room with natural light and affording views across green gardens to Windsor Terrace and Leigh Woods beyond. This is a wonderfully sociable space to relax in, entertain in or simply enjoy the balloons as they rise from Ashton Court in the distance.

Both the hall and first floors benefit from deceptively high ceiling heights, a feature not commonly associated with more modern-built properties and a huge advantage to this home.

The main bedroom is conveniently situated also on the first floor and presents a generous footprint that offers views over the garden below. With two sets of twin fitted wardrobes there is plenty of built-in storage, and the bedroom is served well by a "Jack & Jill" enosuite shower room.

Above, over the second floor lie three further bedrooms; two good size double bedrooms both with fitted wardrobes, and a single fourth bedroom, or a useful home office/study. These share a well-appointed family bathroom ("Jack & Jill" to bedroom three) complete with an integrated thermostatic shower above the bath.





Outside

Accessed from the utility room is a sunny south east facing paved courtyard garden. A real sun trap in the summer it catches much of the morning and early afternoon sun and is a perfect spot for al-fresco dining.

The garden has been beautifully landscaped to prove year 'round colour and form; with an almost architectural multi-stemmed Amelanchier and a mature climbing Clematis providing further colour and scent.

Interspersed throughout are several smaller terraces with clipped privet borders, a stone water feature as well as power and light.

A rear gate leads to a path and steps down to the resident's only off-street parking, where No. 16 has access to an allocated car parking space. There is also a residents-only secure Bike Store.

Services

All mains services are connected. Gas-fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: BS8 4LT

Viewing: Strictly by appointment with Rupert Oliver Property Agents

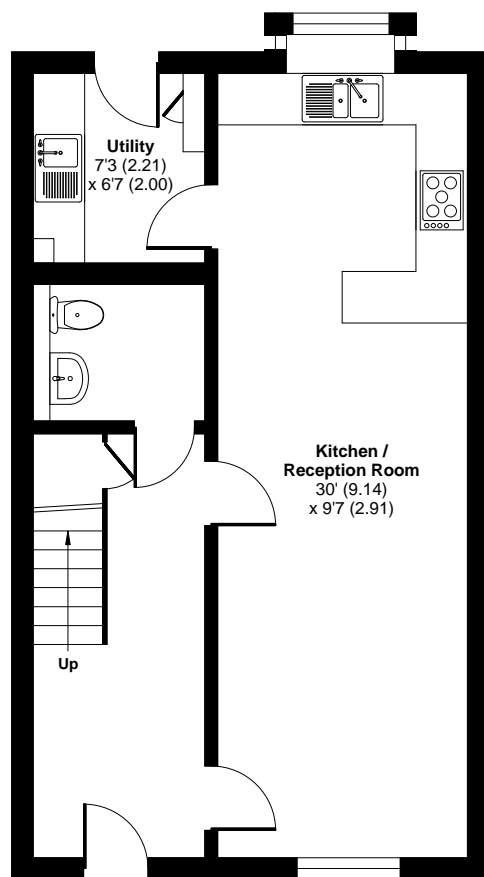




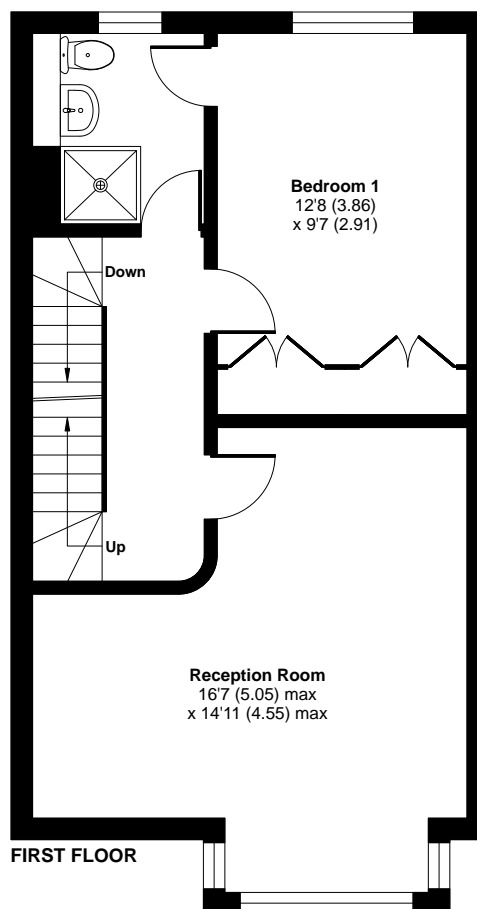
Granby Hill, Bristol, BS8

Approximate Area = 1515 sq ft / 140.7 sq m

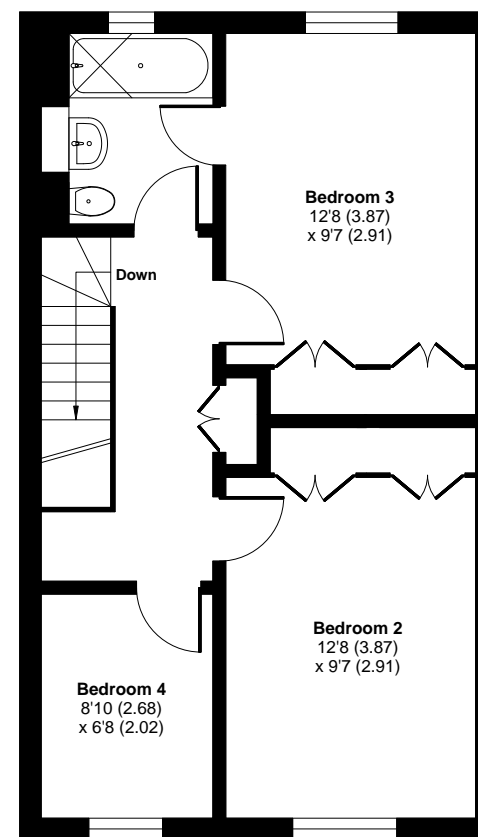
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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