



50 Pembroke Road
Clifton, Bristol, BS8 3DT

 **RUPERT
OLIVER**
property agents

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A rare opportunity to acquire the Freehold interest of a superb semi-detached Grade II Listed townhouse; with the option of a substantial income generation or convert back into a family home.

Circa 4400 sq. ft semi-detached Freehold Title Grade II Listed townhouse | 1st and 2nd floor maisonette comprising a 5-bedroom & 3 bath shower room Licensed HMO | 6 x self-contained studio flats over the hall & lower ground floors | Potential to convert back into a stunning family home (STC) or potential to generate in excess of £100,000pa. | Retained period features and charming stucco fronted exterior | Deep rear garden and parking accessed from Buckingham Vale | Integrated garage | Vacant possession from 1 September 2025 | EPC: Maisonette: E; Studios: 4 x C & 2 x D.

Situation

Pembroke Road sits centrally to the very best Clifton has to offer; running between The Triangle and The Downs. Within less than one mile lie several of the area's leading private schools (Clifton College, Clifton High School, BGS and QEH) along with The Mall (Clifton Village) for shopping, the Lido Spa, the RWA and The Clifton Triangle.

Access to open countryside is within circa a mile just over the Brunel's Suspension Bridge, with acres of woodland walks in Leigh Woods, Ashton Court and 400 acres or so of The Downs a moments stroll to the north.

Bristol Airport is circa 8 miles away and Bristol Temple Meads Train Station under 3 miles away providing convenient access to London by train and by car, and mainland Europe by air.

For Sale Freehold

50 Pembroke Road is a superb proposition; currently configured to create in excess of £100,000 pa as a Licensed 5-bed HMO with 6 additional self-contained studio flats or, subject to consent, convert back into a substantial and gracious family home.

Situated along a sought-after and attractive row of similar self-contained houses the rear of the property backs onto Buckingham Vale, from which there is access to an expanse of off-street parking, integrated garage and the possibility of creating a superb family garden.





To the front, the house is set back from the road behind a mature hedge and shallow wall, with a pillared pedestrian gate leading up, via steps, to the attractive front porch.

Once inside, the generous entrance hall provides access to three of the self-contained studio flats; each fitted with a kitchenette, studio room and shower room.

Stairs lead down to the lower ground floor, with three further self-contained studio flats; again finished with a kitchenette and shower room each.

In addition, there is a access to a single integrated garage opening up from the rear garden and directly into the house, complete with a useful storage cupboard.

Accessed via the original turned balustrade staircase, the first floor opens up to a two storey maisonette, comprising five lettable double bedrooms served by three shower rooms, a stunning reception room leading out onto a south-west balcony and a generous kitchen / breakfast room.

Here there are numerous period features; not least the oversize sash windows in the first floor sitting room and marble fire surround, as well as retained ceiling plasterwork and shutters.

Outside

50 Pembroke Road enjoys full "front to back" access, with a charming pedestrian gate to the front of the property and gated vehicular access from Buckingham Vale to the rear.

To the front, a path leads around to the side of the house, with a charming gravel terrace at the front; perfect for an evening sundowner and a large, fully walled garden to the rear; ripe for sensitive landscaping incorporating both garden design and off-street parking.



Services: Mains water, gas, electricity and drains. Community gas central heating & hot water to studios. Gas central heating & Hot water to HMO Ultrafast broadband available.

Local Authority: Bristol City Council: Tel: 0117 922 2000

Council Tax: Band G & C

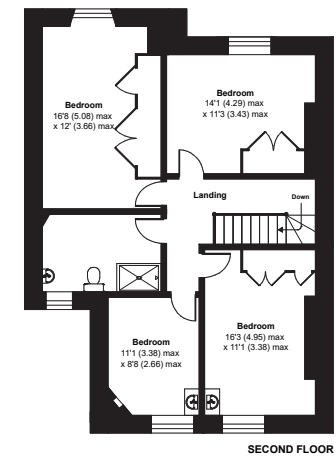
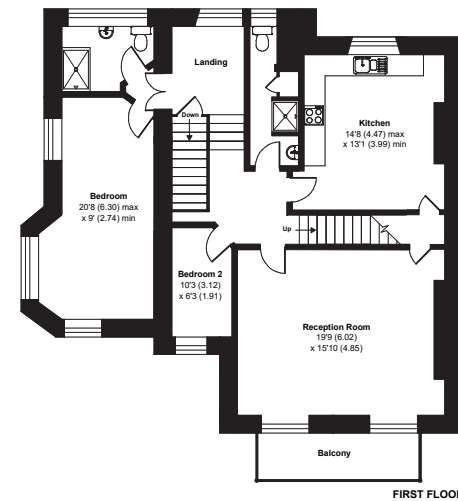
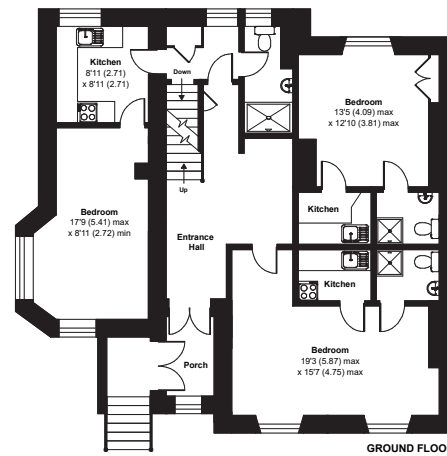
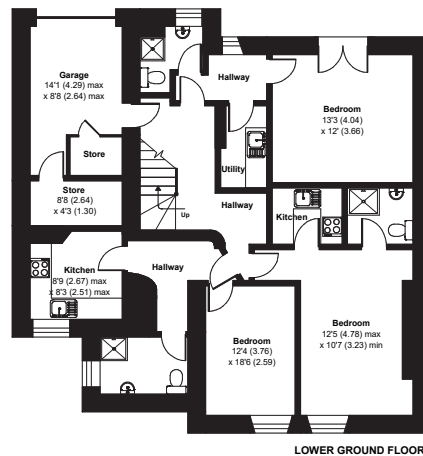
Directions: Post Code: BS8 3DT

Viewing: Strictly by appointment with Rupert Oliver Property Agents.

Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 4391 sq ft / 407.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Rupert Oliver Property Agents. REF: 1252342