



14 Hope Square

Clifton, Bristol, BS8 4LX



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An elegant Grade II Listed period home on a sought-after garden square; with some 2950 sq. ft of internal accommodation, a fabulous private rear garden and gardens to front and rear.

Charming Grade II Listed four-storey Georgian townhouse | Circa 2950 sq. ft of internal accommodation | Ground floor AGA kitchen and separate dining room | Delightful full-depth first floor drawing room and sitting room | Master bedroom with en-suite bathroom | Four further upper floor bedrooms and a family bathroom | Lower ground floor kitchen, bedroom and shower room | Private roof terrace with distant views and two basement store rooms | Wonderful private rear garden with right of access to two generous gardens | Resident's parking scheme

Situation

Hope Square is a lovely little known no-through road situated between Clifton village to the north and Bristol's historic floating harbour to the south; flanked to front and rear by lawned gardens.

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. The house sits within both the Hotwells Primary School and Christchurch Primary School catchment areas and nearby are several leading independent day nurseries.

Clifton Village is some 0.5 miles to the north with its renowned range of independent bars, restaurants and boutique shops; with the harbourside just moments to the south.

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14 Hope Square is a handsome Georgian Grade II Listed townhouse, built in circa 1789 with the terrace itself comprehensively restored in 1972.

The current owners purchased the property in 1998 and have lovingly and comprehensively maintained the property ever since; modernising where necessary whilst protecting the property's superb period features, such as original fireplaces, period arches, shuttered sash windows and ceiling plasterwork.







Accessed from the front, a useful entrance porch opens from the original front door (surrounded by a stunning seasonal wisteria) to a welcoming entrance hall with a sweeping balustrade staircase to the upper floors, and a cloakroom with w.c to the rear.

Across the hall floor is the family kitchen, complete with an AGA, range of floor and wall mounted storage cupboards with granite worktops and a moveable central island / prep space.

The stripped wooden floor flows through into the adjoining dining room, with views from twin sash windows over the front garden and a lovely cast-iron Georgian half-grate open fireplace, with double doors leading back into the entrance hall. A truly sociable space to dine and entertain.

The first floor presents a traditional Georgian townhouse footprint; with two through-reception rooms running front to back partitioned by panelled bi-folding doors. This creates two superb reception rooms when closed, but for "high days and holidays" opens up to create a truly spectacular reception space.

The front reception room enjoys some distant views across the gardens to the south and is flooded with light for much of the day; whilst to the rear is a sitting room with a private outlook across the gardens behind.

Upstairs, over the top two floors lie some five double bedrooms served by two bath / shower rooms.

At present the second floor is given over to an "owner's suite" with a superb master bedroom to the front with glorious southerly views and an arch leading through to a dressing area and en-suite bath & shower room.

To the rear is the current owner's study but which could equally pivot to another bedroom or dressing room / walk-in wardrobe.

Above, across the top floor lie three further double bedrooms; with two bedrooms to the front enjoying extensive views across to the harbour and a bedroom to the rear enjoying views up to many of Bristol's historic terraces all served by a separate family bathroom.

From the top floor landing a more contemporary staircase leads to the impressive circa 200 sq. ft roof terrace with dramatic 360 degree views across Bristol's floating harbour and Clifton's iconic Georgian architecture. A top spot for an evening sundowner and ballon watching.

Across the lower ground floor lies a versatile suite of rooms comprising a further reception room / bedroom, fitted kitchenette / utility room and a wet room. There is independent access from the front (via stone steps) and it could make for excellent guest accommodation or space for an older child, dependent relative or au pair.





Accessed from the front of the lower ground floor are two useful vaulted storage cellars.

Outside

To the front Hope Square enjoys a generous lawned garden catching much of the day's sun; flanked by resident's (Clifton Wood and Hotwells) parking bays.

To the rear, and accessed directly from the entrance hall No. 14 enjoy the private use of a larger than average rear garden, spanning the width of two townhouses. Mature and well-tended it affords year 'round colour and form with an expanse of lawn and a charming paved dining terrace covered by a wisteria clad wooden pergola. Specimen trees include a topiary Yew, Japonica and Quince tree with a variety of flowering bulbs and shrubs.

From the rear of the garden a pedestrian gate leads out to the second garden, should ever additional outside space be required.

The gate leads to a garden behind the houses over which number 14 has the right of access.

This leads to a locked gate to Glendale where there is further parking and lanes that lead up to Clifton.

A rare slice of green in the heart of Bristol.

Services

All mains services 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 G

Directions: Post Code: BS8 4LX

Viewing: Strictly by appointment with Rupert Oliver
Property Agents



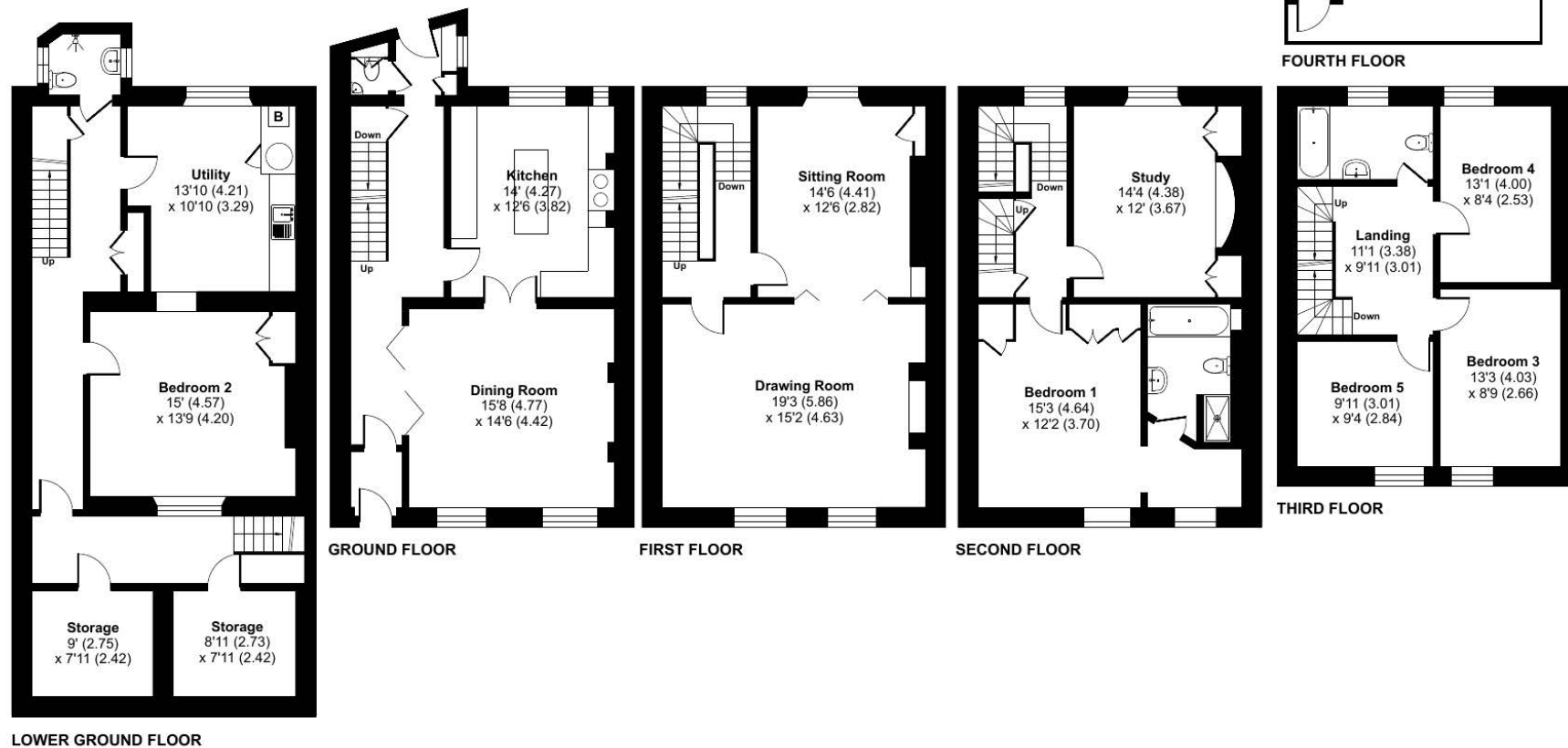
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Approximate Area = 2947 sq ft / 273.8 sq m

Outbuilding = 145 sq ft / 13.4 sq m

Total = 3092 sq ft / 287.3 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). © nichecom 2025. Produced for Rupert Oliver Property Agents. REF: 1277379