



Trafalgar Villa

37 Canynge Square, Clifton, Bristol, BS8 3LB



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A rare Grade II Listed detached Georgian villa situated on one of Bristol's most exclusive garden squares.

Beautiful Grade II Listed detached family home | Superb retained period features throughout | Beautiful AGA kitchen opening out into the garden | 25' through-dining and drawing room opening out into the garden | Cinema room and open plan sitting room / bar opening out into the garden | Conservatory, ground floor cloakroom and boot-room | Three first floor bedrooms with a fourth currently arranged as a dressing room | Second floor master bedroom with en-suite bath & shower room | Family shower room and a further shower room on the lower ground floor | Substantial vaulted wine cellar and further vaulted storage | Bespoke fitted outdoor kitchen and a summer house | Beautiful walled rear garden with access to Canynge Road

Situation

Canynge Square is one of the most desirable addresses in Clifton; a no-through road situated quietly on the edge of Clifton village, close to Clifton College and within easy reach of The Downs, some 400 acres of open public space. The hustle and bustle of Clifton village (0.2 miles) is just across Christchurch Green, with its numerous cafés, restaurants, bars and boutique shops.

Bristol is highly regarded for its educational establishments, and the house is within catchment for Christ Church Primary School (0.4 miles) with Clifton College just 0.3 miles to the east. BGS, QEH, Badminton School for Girls and Clifton High are also all within easy striking distance.

Bristol is also widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Just over 3 miles away is Bristol Temple Meads, with regular trains to London (1hr 20). There is access to Europe and the rest of the UK from Bristol Airport, a little over 8 miles to the south.

For Sale Freehold

Trafalgar Villa is quite simply one of Clifton's finest homes; fully detached and accessible from both Canynge Square and Canynge Road complete with a stunning south-west facing fully walled rear garden.







The house has been in the ownership of two generations of the same family, now based overseas, and over their time of ownership has been beautifully maintained and much improved.

Accessed from Canynge Square a lovely entrance hall welcomes you into the house, with a beautiful flag-stone floor with part wood-panelled walls and a superb curved balustrade staircase leading to the elegant first floor landing.

The principal accommodation lies to the rear of the house, overlooking the garden and enjoying much of the day's sun with doors opening out from the main reception rooms, as well as the family kitchen, into the garden to create a true "indoor / outdoor" lifestyle.

Twin through-reception rooms present a beautiful and dramatic space; rich in period detail, flanked at each end by marble fireplaces and with French doors opening out into the garden. Equally they can be separated by the original "wedding doors" into two elegant reception rooms each with independent access from the hall.

The generous kitchen and breakfast room also opens up on to the garden, with steps leading down to a paved dining terrace as well as the fitted outdoor kitchen.

Complete with an AGA, large central island and recessed pantry it is a proper "cooks kitchen" complete with a gas hob and electric oven should the AGA be switched off over the summer. With its rich ceiling plasterwork and stone tiled floor it is a wonderfully sociable room to be enjoyed by families of all ages and sizes.

Completing the hall floor is a lovely light conservatory, providing the main point of access if entering the house from the rear. This leads into the entrance hall, with an adjacent recessed boot & coat room as well as a separate cloakroom with a w.c.

Upstairs the elegant first floor galleried landing again benefits from rich ceiling plasterwork, alongside the original cast-iron spindles and turned balustrade staircase. Light is pulled in from the oversized sash window, with access to three principal bedrooms overlooking the garden and a smaller occasional bedroom to the front, currently configured as a dressing room.

The largest bedroom, in the centre, enjoys a charming pair of French doors opening out onto a balcony overlooking the garden which, in the spring, is flanked by a riot of purple wisteria bloom.

These share a well-appointed bath & shower room as well as a separate cloakroom.

Across the top floor lies a fabulous bedroom suite, complete with its own en-suite bath & shower room.





Accessed from the hall is the versatile lower ground floor, currently presented as a superb sitting room / cinema room and bar – with access directly out to the garden and finished with a cast-iron stove; a perfect spot for post-dinner drinks and games.

In addition there is a large utility room, a separate shower room, cloakroom and additional vaulted storage.

From the lower ground floor, steps lead down to the basement and an exceptional vaulted wine cellar – easily capable of storing 1000+ bottles of wine.

From the wine cellar there is access out to a small courtyard as well as a dramatic double-height vaulted room where the previous owners once hosted Christmas carols!

Outside

The gardens of Trafalgar Villa are exceptional; south-west facing and walled they are the perfect space for families to enjoy – whether large or small – as well as outdoor drinks, summer BBQ's and (when the Bristol weather eventually does turn) a covered summer house.

A large lawn is flanked to either side, close to the house, by two deep paved terraces; perfect for sun-loungers and dining tables, with a side path leading to the rear gate out onto Canynge Road.

Immediately to the rear of the house and close to the indoor kitchen is the outdoor kitchen; complete with sink & plumbing as well as a recessed gas grill / BBQ, integrated fridge and wine fridge and sociable peninsular breakfast bar; as well as being heated for year round use and enjoying adjustable side blinds.

The surrounding planted borders are well-established and mature, providing a riot of colour in the summer and shape and form all year round.

To the front of the house is the enclosed Canynge Square Gardens which are open all year 'round too and provide a bit of extra space for all to enjoy.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band H

Directions: Post Code BS8 3LB

Viewing: Strictly by appointment with Rupert Oliver Property Agents

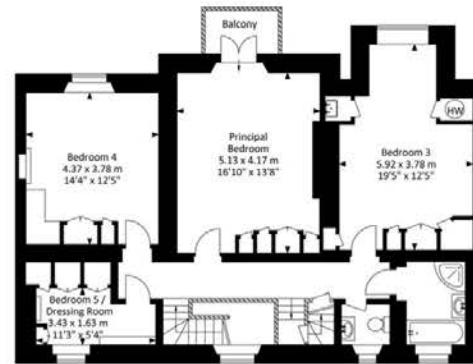


Canynges Square, Clifton, Bristol BS8

Approx. Gross Internal Area
Main House 4318 Sq.Ft - 401 Sq.M
Summer House 61 Sq.Ft - 5 Sq.M
External Kitchen 121 Sq.Ft - 11 Sq.M
Vaults 345 Sq.Ft - 32 Sq.M
(Total area 4845 Sq.Ft - 449 Sq.M)
(Included area of restricted height)



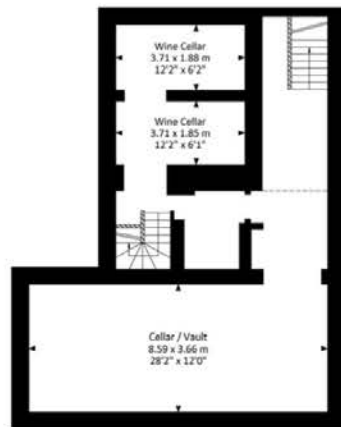
Summer House



First Floor



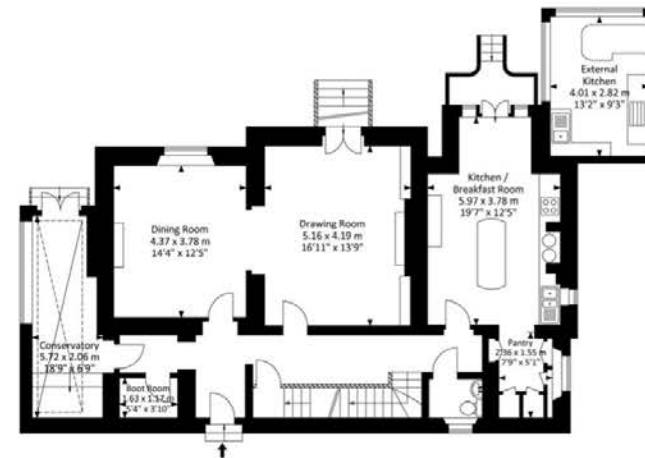
Second Floor



Basement



Lower Ground 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.



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