



10 Westfield Place
Clifton, Bristol, BS8 4AY

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A superb Grade II Listed mid-terrace family home on a quiet and sought-after side-street in the centre of Clifton village; close proximity to all the local amenities and comprehensively refurbished throughout.

Exquisite Grade II Listed family home | Beautifully proportioned with accommodation over four floors | Central location close to all Clifton's sought-after amenities | Quiet, highly sought-after side street | Full depth kitchen and dining room with access to a front courtyard | Full depth hall floor reception room with access to a rear courtyard | First floor full-width master bedroom and two further double bedrooms | Family bathroom with separate shower | Comprehensively refurbished throughout | Deep front garden catching much of the day's sun | No onward chain

Situation

Westfield Place is situated in the heart of Clifton village, situated between West Mall and Sion Hill, with easy access to Clifton Village to the east and the Avon Gorge and Clifton Suspension Bridge to the west.

Clifton village is literally "on the doorstep" and is well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the east is The Triangle, with a Waitrose express and access to Park Street with further well-known national and independent shops, bars and restaurants.

For Sale Freehold

10 Westfield Place is a charming mid-terrace Grade II Listed townhouse; built in circa 1843 and enjoying a superb central position in the heart of Clifton village.

The house has recently undergone a comprehensive refurbishment programme; enhancing its fabulous proportions and accenting its lovely south facing orientation and abundance of natural light.

Accessed via a pedestrian gate from the street the house is approached via a pretty front garden; laid mostly to lawn and bordered by mature hedging and secure cast-iron fencing.

A pretty front door with a glazed fanlight above leads into the hall floor; with its dramatic full depth open-plan reception room running from the front to the back. With its stripped wooden floor and exposed fireplace this space is flooded with natural light and presents the opportunity for a versatile and sociable layout.





An inner hall leads to the rear of the house, with a door leading out to an enclosed rear courtyard and stairs down to the lower ground floor. At the bottom is a small hallway, with access to some useful understairs storage and a cloakroom with a fitted w.c and washbasin.

Like upstairs, the full-depth kitchen and dining room is a beautiful space; finished with a quarried stone flagstone floor, exposed fireplace with a recessed cast-iron stove and a wooden "stable" door opening out into a front sun-drenched courtyard.

To the rear is a brand new fitted kitchen, with an expanse of quartz worktops, fitted floor and wall mounted storage cupboards and natural light from skylights to the courtyard above. Integrated appliances include a ceramic hob, electric oven, full-width dishwasher and a full height fridge / freezer.

Upstairs, across the top two floor lies three superb double bedrooms. To the front, on both the first and second floors is a full-width front facing bedroom, the first floor enjoying an elegant cast-iron fireplace and shallow recessed storage, each with a sash window flooding the space with natural light.

On the top floor, to the rear, is a charming double bedroom, again with a refurbished sash window and Velux, again flooding the space with natural light.

On the first floor is a fully fitted family bathroom; with a claw & ball foot twin-ended bath, enclosed shower cubicle, w.c and wash basin. As well as a recessed linen cupboard housing the boiler.

Outside

The deep south-facing front garden provides space for a level lawn, fully enclosed and accessed via a pedestrian gate.

To the rear is an enclosed courtyard with enough space for a BBQ and café table and chairs, with a sunken courtyard to the front; again spacious enough for al-fresco dining and a BBQ / grill.

Close by in Clifton are the publicly accessible West Mall gardens as well as The Observatory grounds and The Downs; whilst across the bridge is Leigh Woods Nature Reserve and Ashton Court Estate.

Services

All mains services connected. Gas fired central heating system.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax Band E

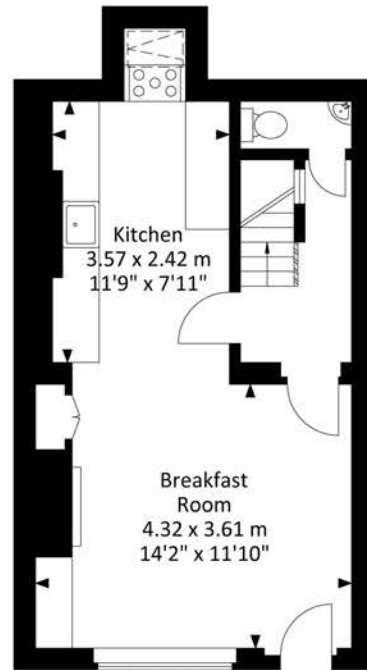
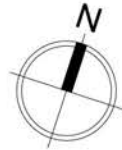
Directions: Post Code BS8 4AY

Viewing: Strictly by appointment with Rupert Oliver Property Agents

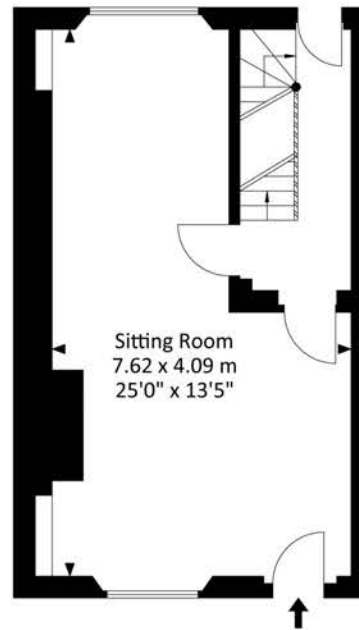


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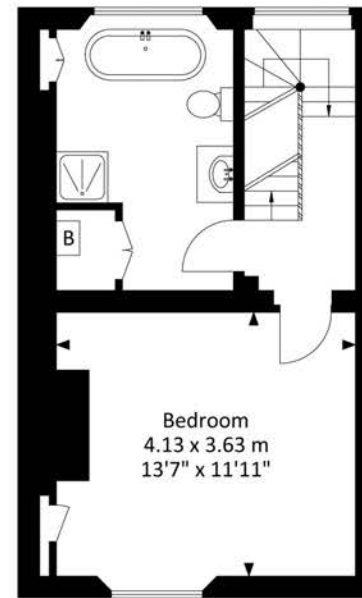
Approx. Gross Internal Area
1388 Sq.Ft - 129.0 Sq.M



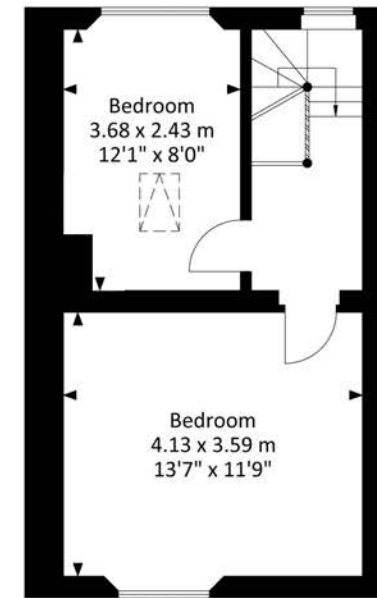
Lower Ground Floor



Ground Floor



First Floor



Second 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.