



**6 Cornwallis Avenue**  
Clifton, Bristol, BS8 4PP

 **RUPERT  
OLIVER**  
property agents







## 6 Cornwallis Avenue

Clifton, Bristol, BS8 4PP

**A beautifully renovated and sensitively extended four-bedroom Victorian family home on a quiet no-through road; with a landscaped city garden, retained period features and spacious, light-filled accommodation.**

A superb family home between Clifton village and the harbourside | Elegant and versatile accommodation over three floors | Beautifully refurbished and extended | Fabulous open-plan kitchen, dining and family room with access to the garden | Stylish sitting room with a bay window and open fireplace | Fully enclosed raised garden catching much of the day's sun | Stunning top-floor master bedroom suite | Two further double bedrooms and a family bath / shower room | Bedroom Four / Home Office | Separate cloakroom & plenty of storage | EPC:

### Situation

Cornwallis Avenue is a peaceful and attractive no-through road, ideally located just a short walk from both Clifton Village and the Floating Harbour. The home is well placed for access to many of Bristol's most renowned independent schools, including Clifton College, Clifton High School, and BGS, along with local primaries like Christchurch and Hotwells.

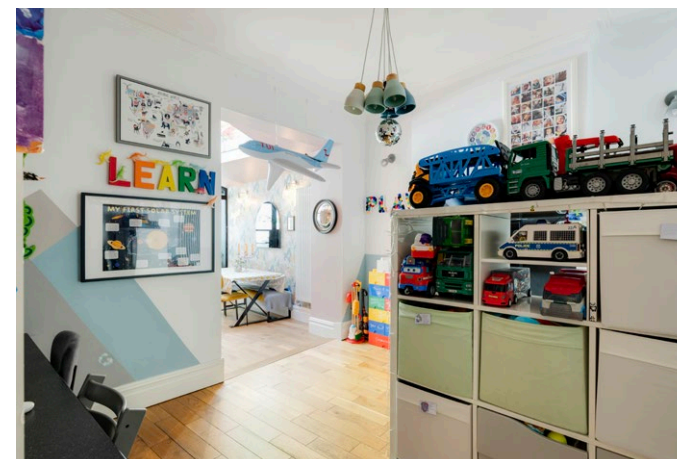
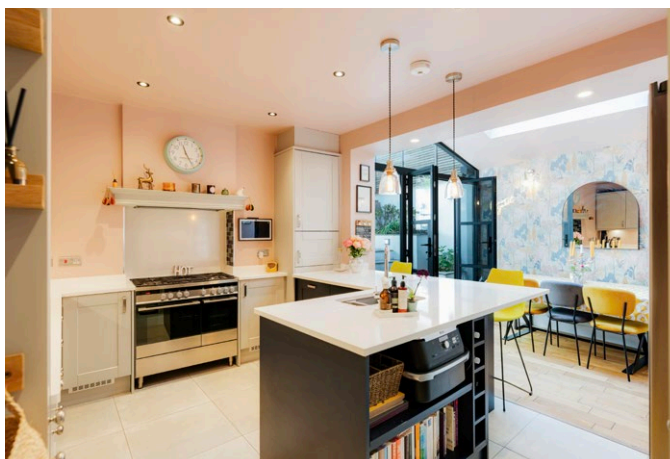
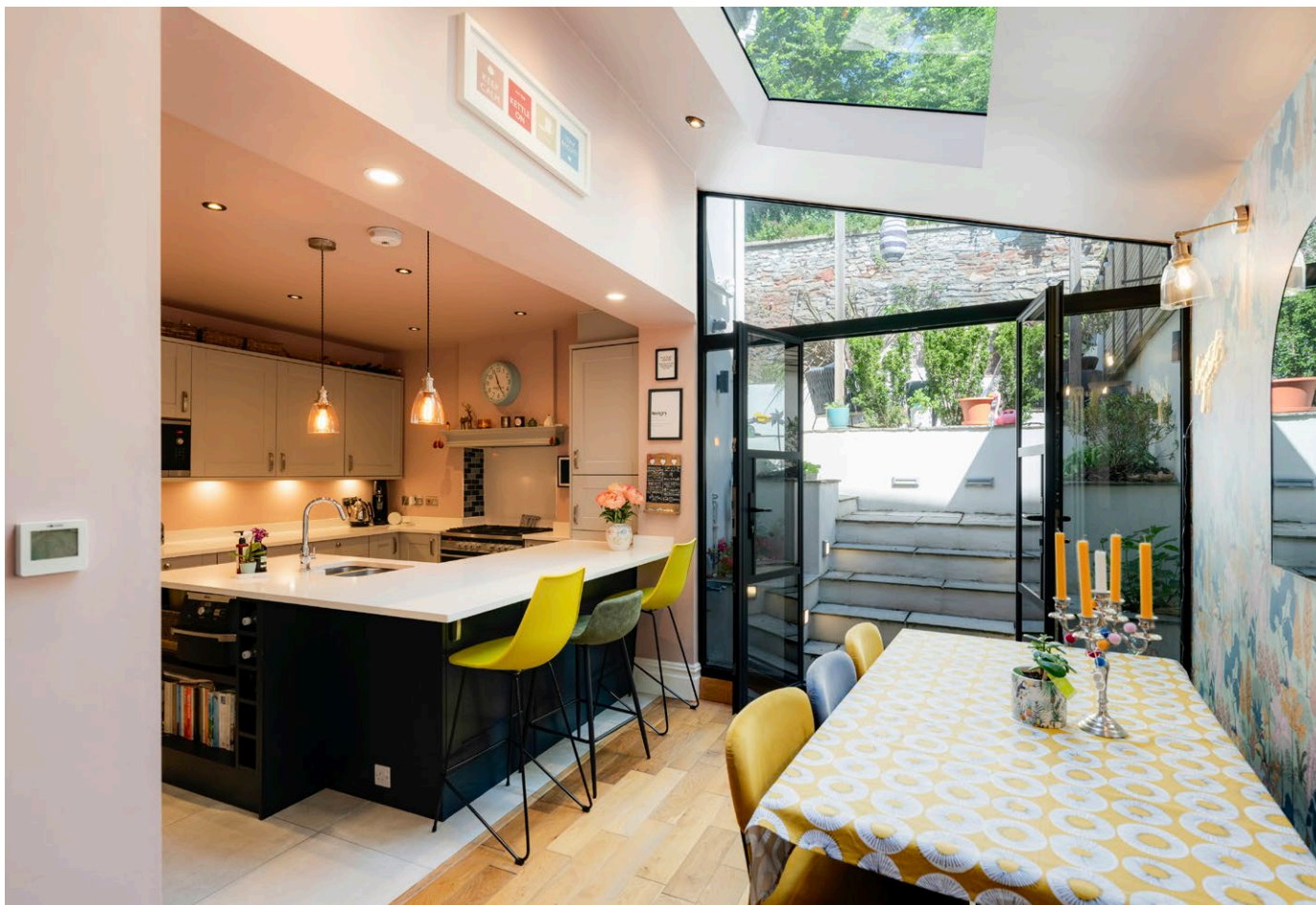
Clifton Village, with its wide array of boutique shops, cafes, bars, and restaurants, is less than half a mile away, while the Harbourside is just minutes in the opposite direction.

The area is highly prized for its blend of green spaces, community atmosphere, and access to both the city centre and major transport links.

### For Sale Leasehold

6 Cornwallis Avenue is a lovingly maintained and stylishly refurbished Victorian townhouse offering versatile and elegant accommodation across three well-planned floors. The property has undergone extensive recent refurbishment, including restored sash windows, a landscaped courtyard garden, a new kitchen and a new central heating system with Nest "smart" controls.

In addition the house has been sympathetically extended with a superb "side-return"; fully opening up the rear of the house to create a fabulous family space leading directly in to the garden.











Upon entering the home, you are welcomed into a charming hallway via a useful entrance porch, with a hand made replica front door of the original, featuring a stained-glass window providing beautiful natural light, with a fitted cloak room complete with a w.c and washbasin fitted under the stairs.

To the right of the hall is the charming sitting room; with detailed ceiling cornice work, a feature open fireplace with carved Lions' Heads fire-surround flanked by bespoke storage cabinets, and wooden flooring made of engineered oak which are in excellent condition.

A triple sash bay-fronted window with stained-glass panels above adds charm and an abundance of natural light. These sash windows have been replaced with handmade windows and to fit the original stained glass.

To the rear is a superb family room, again with a stripped wooden floor and, created by the recent side-return, fully open to the kitchen and dining room beyond.

This is an incredibly versatile and flexible space, currently dressed as the children's playroom but easily pivot to a second reception room, leading directly into the kitchen and dining room.

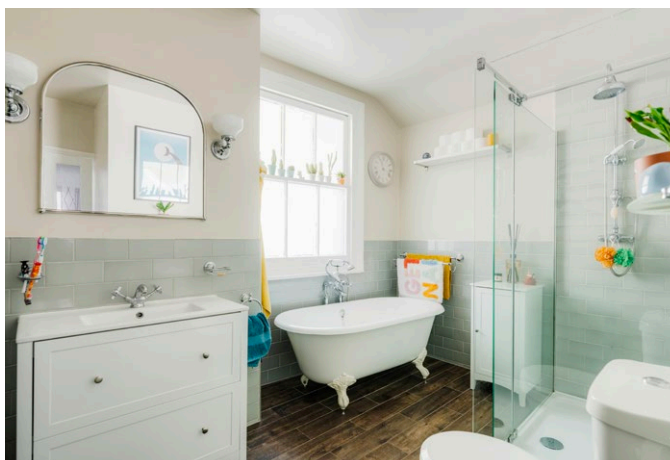
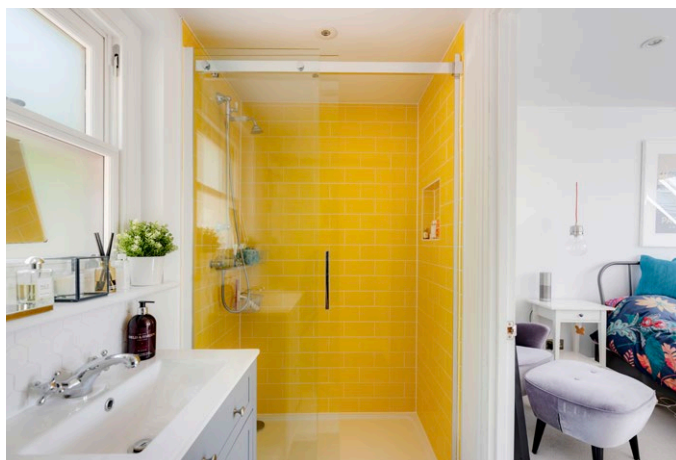
The kitchen & dining room are exquisite; beautifully proportioned and immensely sociable. The stunning oversized roof light floods the area with daylight, complementing the central island with breakfast bar and a full suite of premium appliances, including a Bosch dishwasher, Fisher & Paykel American-style fridge freezer and Fisher & Paykel stainless steel range cooker.

The kitchen has ample built-in storage with high quality Quartz worktops and flows seamlessly, via steps, into a landscaped rear garden; perfectly positioned to capture the sun and ideal for summer entertaining.

From the entrance hall, wooden stairs lead to a half-landing with a versatile fourth bedrooms; currently dressed as a study and creating an ideal home office which could easily revert back to smaller bedroom or nursery.

To the front is the luxurious main bedroom, with space for a super king bed, bespoke fitted headboard and suite of fitted wardrobes, two new retro-style radiators and large, refurbished sash windows letting in swathes of natural light. Elegant ceiling corning completes the room.

To the rear of the first floor landing is a generous second bedroom with a feature fireplace, floor-to-ceiling bespoke cupboards and another oversized sash window for maximum light.









A floor-to-ceiling bookcase on the landing provides further storage space and creates a charming homely fitted feature.

The family bathroom has been finished to a very high standard; featuring a cast-iron Claw & Ball foot rolltop bath and high-spec fittings from Heritage Bathrooms. The matching basin, w.c and thermostatic shower are complemented by electric underfloor heating, a heated towel rail, stylish tiling and frosted windows that offer privacy without sacrificing natural light.

From the first floor landing a timber staircase, illuminated by a Velux window above, leads to the top-floor bedroom.

This bright and airy space enjoys dual Velux windows and excellent built-in storage running along the eaves. It easily accommodates a double bed space for a chest of drawers and bedside tables, with access to a beautifully finished, fully tiled ensuite shower room. This is finished with an oversize walk-in shower, frosted window, heated towel rail and attractive modern fittings.

The views from the bedroom stretch over the neighbouring rooftops and beyond towards Ashton Court and Bedminster Down.

## Outside

The landscaped rear garden is a private suntrap, with a north-west orientation and, because its elevation, catching much of the day's sun.

Surrounded by greenery on all three sides and situated towards the end of the no-through road it is a traffic free haven and an immensely safe and sociable space to enjoy and entertain.

With raised beds, cedar cladding for privacy and an all-weather artificial lawn for children to play on, it is a wonderful family space; complete with a sensible sized paved terrace for al fresco dining and a BBQ / grill. The garden provides day long and year 'round use – perfect for lounging from morning through until night.

A concrete shed has been re-roofed and is used as a shed/bicycle store providing further additional storage.

## Services

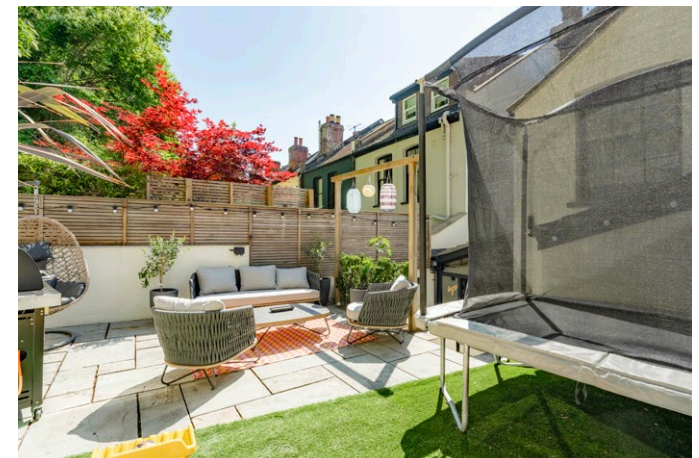
All mains services connected. Gas-fired central heating. Nest integrated smart heating system. High-speed fibre broadband available by separate negotiation.

## Local Authority

Bristol City Council: Tel: 0117 922 2000 | Council Tax: Band E

Directions: BS8 4PP

Viewing: Strictly by appointment with Rupert Oliver Property Agents

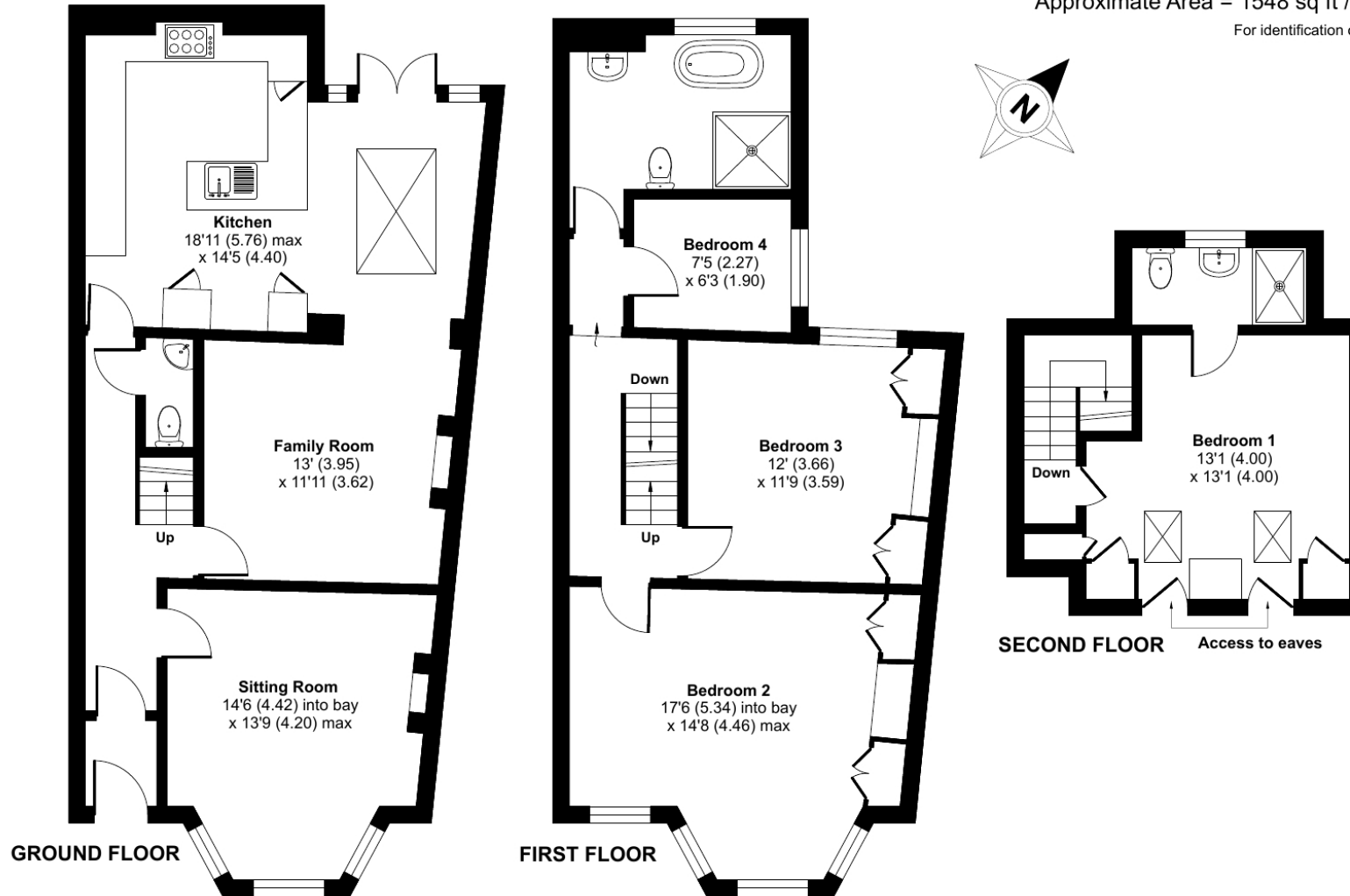




# Cornwallis Avenue, Bristol, BS8

Approximate Area = 1548 sq ft / 143.8 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). © nitchecom 2025. Produced for Rupert Oliver Property Agents. REF: 1295102