



## 4 Richmond Hill

Clifton, Bristol, BS8 1AT



## 4 Richmond Hill

Clifton, Bristol, BS8 1AT

**A fabulous Grade II Listed townhouse situated in a sought-after central Clifton location with generous and versatile accommodation, complete with a private south-facing garden and gated off-street parking.**

Superb four-bedroom family house of circa 3100 sq. ft | Two gated off-street parking spaces | Versatile accommodation over three floors | Three first floor bedrooms each with an en-suite bath or shower room | Elegant drawing room, sitting room (bedroom four) and study | Lower ground floor family room / snug | Superb family kitchen opening out into the garden | Large utility room and separate storeroom | Fabulous south-facing enclosed city garden and walled front garden | Beautiful retained period features throughout

### Situation

Richmond Hill is an attractive row of Grade II Listed period townhouses situated towards the eastern edge of Clifton with excellent access to all that north west Bristol has to offer.

On the doorstep is "The Triangle"; full of shops, bars, restaurants and a convenient "Little Waitrose"; as well as nearby cultural attractions such as St. George's Bristol, The Bristol Beacon and the RWA.

To the north lies Whiteladies Road and further up The Downs, some 400 acres of open public space whilst to the west is Clifton village with its array of independent shops, bars and restaurants.

Bristol is highly regarded for its educational establishments and the house is 0.3 miles from Christchurch Primary School. Clifton College is just 0.7 miles away (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

### For Sale Freehold

4 Richmond Hill is a fabulous Grade II Listed Georgian townhouse built in circa 1813, presenting versatile accommodation over three floors.

Approached from the road via a secure electric pedestrian gate the house benefits from steps leading up to the raised hall floor entrance, as well as independent access to the lower ground floor – perfect for returning home with children and shopping or the potential, subject to consent, to create a self-contained annexe.







The principal accommodation is accessed via the raised hall floor, with a lovely entrance hall complete with charming retained period arch; with a beautiful turned balustrade staircase leading up to the first floor landing above illuminated by a generous ceiling lantern.

Across the hall floor lie three versatile reception rooms; each with stripped wooden floors, shuttered sash windows and retained period features.

The two larger reception rooms, front and back, are particularly elegant each with their twin sash windows and handsome fire surrounds; with the sitting room (to the rear) previously used as a fourth bedroom.

Downstairs, across the lower ground floor, is a further large reception room; the family's snug complete with shuttered sash windows and cast-iron wood burning stove.

The beautiful light-filled family kitchen is to the rear, spilling out into the south facing landscaped garden for a true indoor / outdoor lifestyle complete with an expanse of storage, space for a dining table and chairs, central island and AGA.

Adjacent to this is the generous utility room; which along with the established independent access from the front could help create a self-contained annexe across this floor.

Upstairs, across the top floor, lie three charming bedroom suites; each with either an en-suite bath or shower room; the master bedroom is particularly beautiful with its south facing orientation and range of fitted wardrobes.

### Outside

The rear garden is a true sun-spot; beautifully landscaped to capture all of the day's sun with a hard-wearing paved floor and array of colourful mature borders. There is a bespoke steel gazebo to provide summer shade and a recessed dining alcove for those seeking shade.

To the front is a deep lawn garden providing privacy from the road, along with an electric cast-iron pedestrian gate.

Across the road lies the gated residents only parking and communal garden, where the owners of No. 4 have two allocated parking spaces

### Services

Mains water, electricity, gas and drains.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Main dwelling: Council Tax Band F.

Annex: Council Tax Band C.

Directions: Post Code BS8 1AT

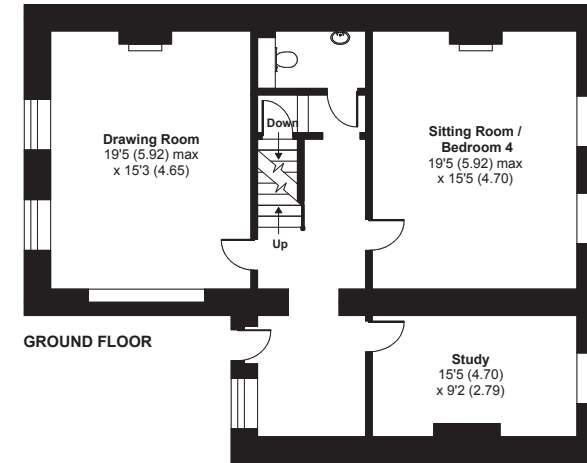
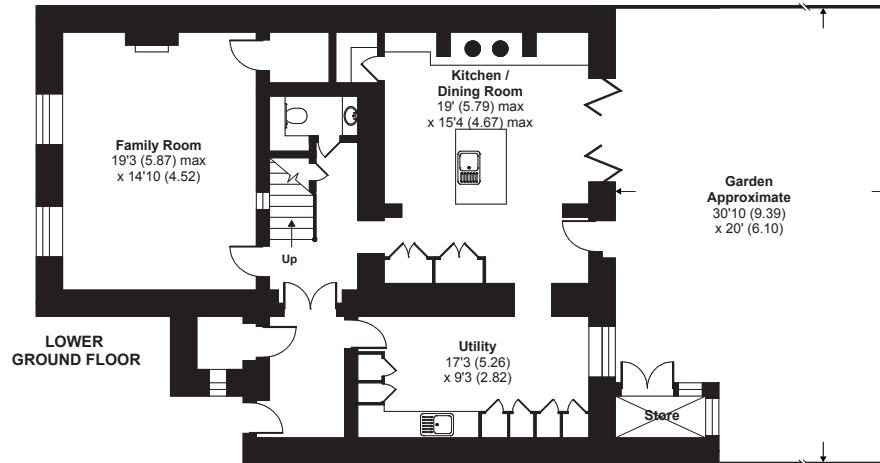
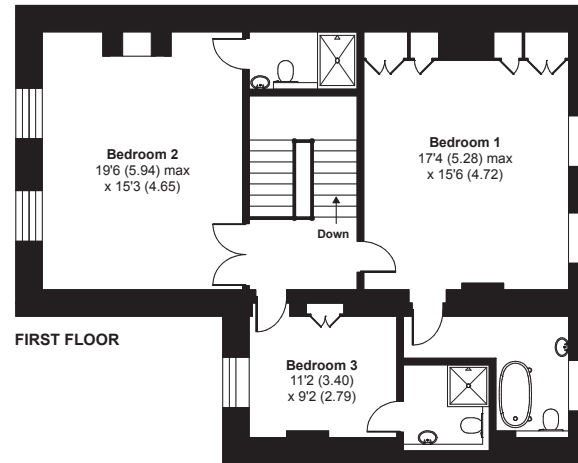
Viewing: Strictly by appointment with Rupert Oliver Property Agents





# Hampton House, Richmond Hill, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 3178 SQ FT 295.2 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Rupert Oliver Property Agents REF : 297440