



Cote House

The Promenade, Clifton, Bristol, BS8 3NG



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A sumptuous and beautifully crafted family house situated on one of Bristol's most prestigious roads.

Elegant circa 10,000 sq. ft semi-detached family house
Comprehensively and exactly refurbished throughout
Extensive off-street parking for numerous vehicles | Private walled southerly facing rear garden | 6 double bedrooms (five of which are suites) and 7 bath / shower rooms | Hall and first floor reception rooms each some 40' across | 40' open plan kitchen and dining room opening out onto a raised garden terrace | Lower ground floor "leisure suite" with a gym, cinema room and shower room | Large utility room and a garden room with barrelled ceiling
Lift access to 4 of the 5 principal floors (only the very top floor excluded) | EPC: D

Situation

The Promenade is undoubtedly one of Bristol's most prestigious roads; running to the north, western edge of Clifton overlooking the gorge and bordered by an iconic avenue lined with mature beech trees.

Within a mile or so lie several of the area's leading private schools (Clifton College 0.3 miles, Clifton High School 0.5 miles, BGS and QEH 1.2 miles) along with The Mall (Clifton Village) for shopping, the Lido Spa, the RWA and The Clifton Triangle.

Access to open countryside is within circa a mile just over the Brunel's Suspension Bridge, with acres of woodland walks in Leigh Woods, Ashton Court and 400 acres or so of The Downs just moments to the north.

Bristol Airport is under 8 miles away and Bristol Temple Meads Train Station 3.7 miles drive providing convenient access to London by train and by car (M32: 2.6 miles), and mainland Europe by air.

For Sale Freehold

Undoubtedly this is one of Bristol's most iconic houses; situated on the fabled "Promenade" next door to the city's most prestigious foundation, The Merchant Venturers, and flanked by substantial villas once housing the city's noblest families.







A true once in a lifetime opportunity.

At over 10,000 sq. ft it is also one of the largest private family houses in the city too; beautifully crafted across five floors with significant ground and structural works "opening up" the full width of the front three floors – with a stunning open plan kitchen and dining room to the rear spilling out onto a raised sheltered terrace overlooking the walled rear garden below.

With gated pillars opening up to an expanse of paved driveway, there is off-street parking for multiple vehicles as well as side access to the rear of the house and garden.

Shallow steps lead up to the sheltered entrance porch covered to three sides and opening, via a wooden double -front door, to the stunning entrance hall; wrapping around the side of the house into a central hallway with beautiful stained glass features, impressive high ceilings and access to the internal lift.

To the front, and replicated above, is an exquisite 40' full-width reception room, with three sash windows overlooking the front drive and garden, sumptuous high ceilings and pair of handsome marble fireplaces bookending each end of the room.

To the rear is a stunning open plan kitchen and dining room, again spanning some 40' with a dual aspect, a beautiful stained glass seating alcove and French doors opening out onto a raised paved terrace with access to the garden below.

Flooded with natural-light this is an uplifting and sociable space for families of all ages and size to enjoy, with a beautifully fitted kitchen, oversize central island and wrap-around breakfast bar and plenty of floor and wall mounted storage.

From the hall, there is access to a useful cloakroom as well as newly created stair access to the lower ground floor below.

Without a doubt however, of immense convenience and rare within the Bristol residential market, is a lift servicing each of the first four floors; from the lower ground floor up to the second floor with just the third floor without. In addition, there is a beautiful retained sweeping balustrade staircase lit by a custom built chandelier dropping down from the top floor to the hall floor three floors below.

The first floor has a further stunning 40' front-facing reception room, whilst to the rear is a suite of rooms offering the potential for a home office / snug as well as guest bedroom suite away from the family accommodation above.

Across the upper two floors lie four superb double bedrooms, with the principal suite occupying the entire front aspect of the second floor (still with lift access) and comprising a main bedroom, dressing room and luxury en-suite bathroom.





There is a guest suite to the rear, whilst across the top floor lie two superb double bedrooms; each with en-suite bath / shower rooms and both with double height pitched ceilings revealing their original timber beams.

The lower ground floor can be accessed via the lift, staircase from the entrance hall as well as independently from the side and offers the potential for a family leisure suite – with a fitted "gym" complete with air conditioning, huge utility room, "cinema room" complete with its own kitchenette for drinks and snacks and a large shower room – with walk-in "his & hers" shower and useful tool cupboards.

To the rear is a versatile room ideally suited to an indoor sauna whilst to the very rear is a charming garden room; with a barrelled ceiling and panoramic views of the garden as well as garden access.

Subject to any new owner's needs and necessary consent this floor could equally provide separate accommodation if required further adding to the property's versatility and appeal.

Outside

Sitting in an enviable plot of a little over a quarter of an acre the house stands proudly in the middle; with a huge expanse of off-street parking to the front and a charming, very quiet and private south-east facing walled garden to the rear.

Unusually for Clifton, this can be accessed from the hall floor (via steps from the terrace leading out from the kitchen) as well as steps to the side of the house leading away from the driveway – along with direct access from the lower ground floor.

Laid mostly to lawn it enjoys mature borders and catches most of the day's sun. There is plenty of space for children to play and for adults to dine, cook and entertain outdoors.

Overlooking the garden is a sizeable 300 sq. ft terrace directly accessed from the kitchen / dining room and shaded by a mature ash tree; perfect for casual outdoor dining.

Services

Mains water, electricity, gas and drains. Gas central heating system.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band

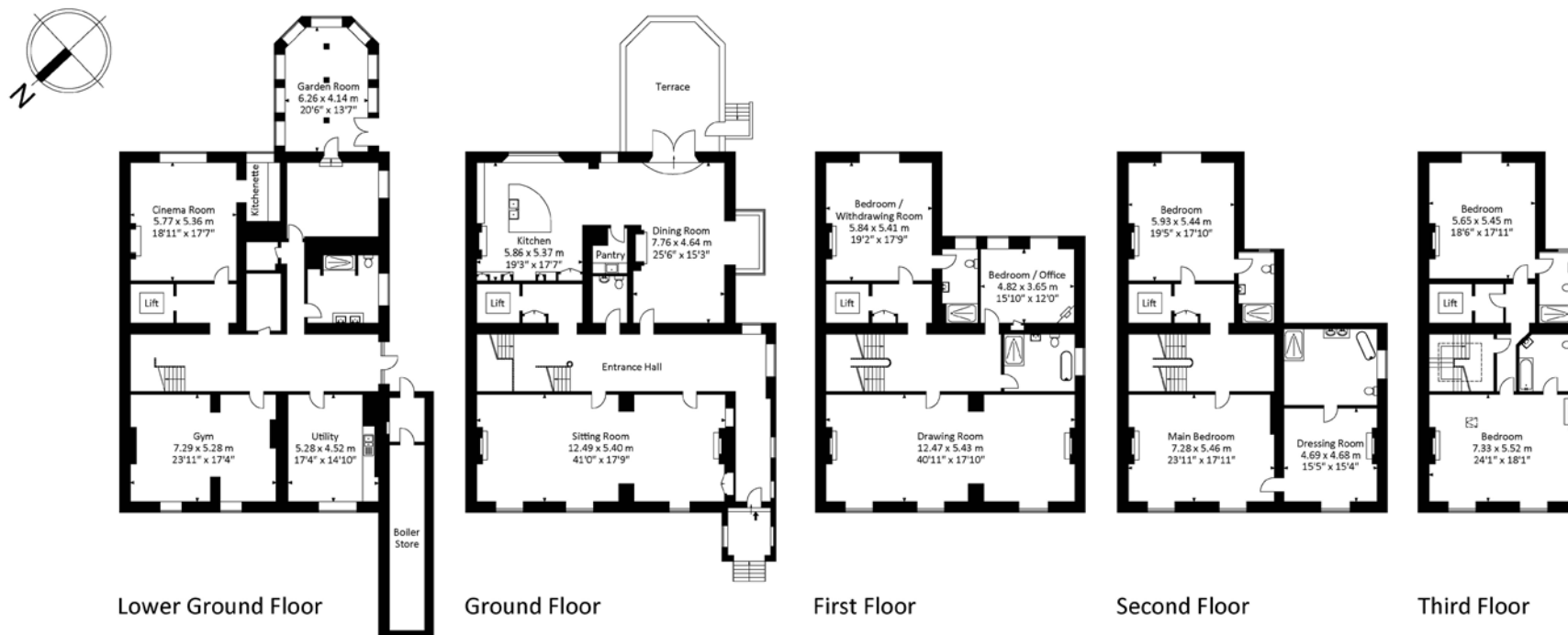
Directions: Post Code BS8 3NG

Viewing: Strictly by appointment with Rupert Oliver Property Agents



The Promenade, Clifton Down, Clifton, Bristol BS8 3NG

Approx. Gross Internal Area
10,304.29 Sq.Ft - 957.30 Sq.M



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.