



13 Miles Road
Clifton, Bristol BS8 2JW

 **RUPERT
OLIVER**
property agents

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A rare opportunity to acquire and improve a detached two storey house in the heart of Clifton; with generous off-street parking, a walled west-facing rear garden and secure garaging.

Superb opportunity to acquire a detached two storey house in the heart of Clifton | For sale for the first time in 25 years | Would benefit from a "soft touch" to "full-refurbishment" | Expanse of enclosed off-street parking | Generous west-facing walled rear garden | Covered car-port and detached garage | Kitchen & breakfast room | Full-width sitting room flowing out to the garden | Three double bedrooms | Family bathroom | Cloakroom and home-office nook | Loft space | EPC: D

Situation

Miles Road is a peaceful and highly sought-after residential street, known locally for its elegant semi-detached Victorian townhouses. Ideally positioned between Pembroke Road and Whiteladies Road, it offers a perfect blend of tranquillity and convenience.

A short stroll away are numerous cafés, restaurants, boutique shops, the Everyman Cinema, the historic Lido, Sainsbury's, M&S, and Clifton Lawn Tennis Club.

Further along Whiteladies Road, The Downs, a 400-acre public open space, provides a green retreat, while Clifton Village, just 0.8 miles west, boasts boutique bars, restaurants, and independent shops, alongside The Ivy Brasserie and Hotel du Vin Avon Gorge.

Families will value proximity to excellent schools, including St. John's Primary (500m) and prestigious independents such as Clifton College (0.2 miles), Butcombe Prep, Bristol Grammar (0.9 miles), Clifton High (0.5 miles), and QEH (1 mile).

Bristol, the "gateway to the West," benefits from outstanding transport links. The M5 is under 5 miles away, and the M32 just 2.5 miles. Bristol Temple Meads (3 miles) offers regular trains to London (1 hr 20 mins), and Bristol Airport (8.4 miles) connects to Europe and beyond. Clifton Down station is only 0.3 miles away.

For Sale Freehold

Situated towards the southern end of Miles Road, No 13 presents an almost unique opportunity to the market; a detached two storey house in a generous garden with an expanse of off-street parking and the possibility to improve as much or as little as required.

Built in the 1950's following second world war bomb damage (to the original Victorian townhouse), the house occupies a significant footprint (the same as its taller and loftier Victorian neighbours) but due to materials being scarce at the time, was limited in its size and scale.





For sale for the first time in 25 years, the house now presents a new owner with the opportunity to adapt the house from a "quick refresh" to something more substantial pending any and all required consents.

To the front is a generous amount of accessible off-street parking, shielded from the road via a low wall with vehicular access. A roller-door to the south-side of the house leads through to further block paved parking, a covered car port and a detached single garage.

Sit comfortably in the middle of its plot the house covers a little under 1500 sq ft, not including a generous amount of loft space above arranged across two floors.

Across the ground floor is a lovely open plan kitchen and breakfast room, with side access to the parking and views over the drive; whilst to the rear is a superb full-width sitting room and dining room spilling out into and with direct views over the west-facing garden.

In addition there is a useful storage cupboard off the entrance hall as well as a fitted cloakroom.

Upstairs lie three excellent double bedrooms; two overlooking the rear garden and the third situated to the front.

These share a well-appointed family bathroom with an opaque casement window.

Above, accessed via a loft ladder, is a sizeable attic which, subject to the usual consents could provide further development potential.

Outside

No 13 sits in a superb plot, both to the front and rear providing an expanse of off-street parking and a level garden easily accessible from the front, rear and side of the house.

To the rear, the very private walled garden is west-facing and catches much of the day's sun, with a paved terrace leading out from the house and a level lawn beyond.

To the side, the property benefits from additional secured off-street parking as well as a covered car port and a detached garage. This too, subject to consent, could afford the opportunity to extend the property to the side and rear.

Services

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

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax Band G

Directions

Postcode BS8 2JW

Viewing

Strictly by appointment with Rupert Oliver Property Agents



Miles Road, Clifton, Bristol, BS8

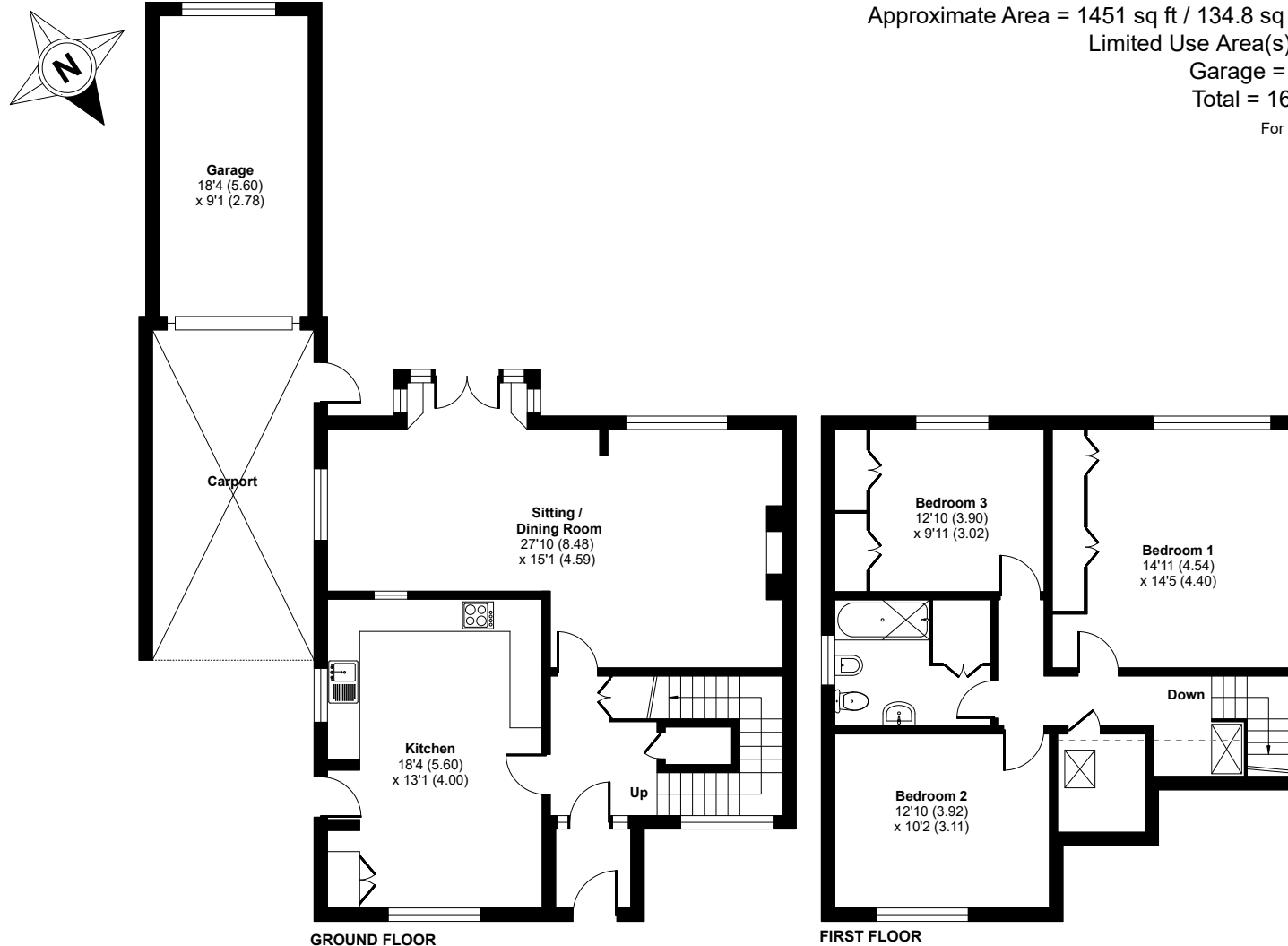
Approximate Area = 1451 sq ft / 134.8 sq m (excludes carport)

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1665 sq ft / 154.6 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). © nchecon 2025. Produced for Rupert Oliver Property Agents. REF: 1365610