



26 Granby Hill
Hotwells, Bristol, BS8 4LT

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A beautifully presented and versatile Victorian townhouse, ideally positioned between Clifton Village and the Harbourside. Offering elegant period detailing, light-filled accommodation across three floors and a landscaped south-east facing garden, this charming home perfectly blends historic character with modern comfort.

Beautifully proportioned principal reception rooms | Two further reception/bedrooms | Stylish Harvey Jones kitchen (2019) | Two bathrooms including en-suite | South-east facing garden | Serviced boiler and heating | Restored sash windows | Retained period detail | Walking distance to Clifton Village & the Harbourside | EPC: D

Situation

Granby Hill sits in the heart of Hotwells, moments from both Clifton Village and Bristol's Floating Harbour. This quiet residential street of handsome Victorian terraces is perfectly located for access to the cafés, restaurants and boutiques of Clifton, as well as the open spaces of Brandon Hill and The Downs.

The area enjoys excellent connectivity to the city centre and Temple Meads station, while local schools include Hotwells Primary, Clifton College, BGS and QEH. With its community atmosphere, characterful architecture and proximity to the waterfront, Granby Hill remains one of Bristol's most desirable city addresses.

For Sale Freehold

26 Granby Hill is a beautifully maintained Victorian townhouse offering elegant and flexible accommodation arranged over three floors. The property has been tastefully updated by the current owners, retaining a wealth of period features including ornate ceiling corning, decorative archways, and original floorboards.

The entrance hall immediately impresses with high ceilings and decorative plasterwork leading through to a lovely front reception room. This space enjoys a large triple-sash bay window and a charming feature fireplace, creating a light-filled and welcoming atmosphere. The room is extremely versatile, equally suited to use as a sitting room, dining room or family living space.

Beyond the front room lies a useful area with under-stair storage and coat hanging space, leading to a cleverly designed lower-ground cloakroom. This characterful space features attractive tiling, a heated towel rail and a compact washbasin—one of many charming touches throughout the house.

To the rear is a superb Harvey Jones kitchen, installed in 2019 and designed for both practicality and style. It includes a Miele fridge-freezer, Britannia double oven and six-burner gas range, Miele dishwasher, and Bosch washer-dryer. Corian worktops, a modern radiator and a Worcester Bosch combi boiler (recently serviced) complete this sociable and efficient cooking space.





The door from the kitchen opens directly to the garden, which has been landscaped and levelled with paving and decorative pebbles. A discreet brick shed doubles as useful garden storage, and the south-east facing orientation ensures sunshine throughout most of the day—perfect for outdoor dining or evening relaxation. The garden measures approximately 8.5 metres in length.

First Floor

The first-floor reception room is a wonderful additional living space, featuring a refurbished original hardwood floor, high ceilings with detailed corning and built-in floor-to-ceiling cupboards. Large sash windows with new blinds allow light to flood in, creating a bright and airy feel.

Also on this level is a generous guest bedroom with fitted wardrobes and a new radiator. The landing houses the original ceiling pulley clothes-airer—an authentic and practical Victorian feature.

Second Floor

The principal bedroom provides a serene retreat, with two built-in cupboards, elegant wall panelling, and space for a king-size bed. The adjoining en-suite, fitted by the previous owners, is well fitted and remains in immaculate condition.

A stylish family bathroom serves this level, complete with a separate bath and walk-in shower, attractive tiling, and a second heated towel rail.

The third bedroom is newly carpeted with high-quality flooring and features two large sash windows filling the room with natural light. The room easily accommodates a double bed and side tables, making it ideal as a guest bedroom or home office.

Access to the loft is via a hatch; whilst not boarded, it offers ample storage.

Outside

The rear garden is a real highlight—south-east facing, level and enclosed. Recently re-paved and attractively finished with pebbled areas, it offers a superb setting for entertaining, barbecues or quiet evenings outdoors. The generous proportions make it ideal for families and pet owners alike.

A useful bin and garden-tool store sits to the rear boundary, and the garden enjoys sunshine for most of the day.

Services

All mains services are connected.
Gas-fired central heating (Worcester Bosch combi boiler).
Boiler and radiators recently serviced.

EPC: D

Local Authority

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

Directions:

Postcode BS8 4LT

Viewing

Strictly by appointment with Rupert Oliver Property Agents



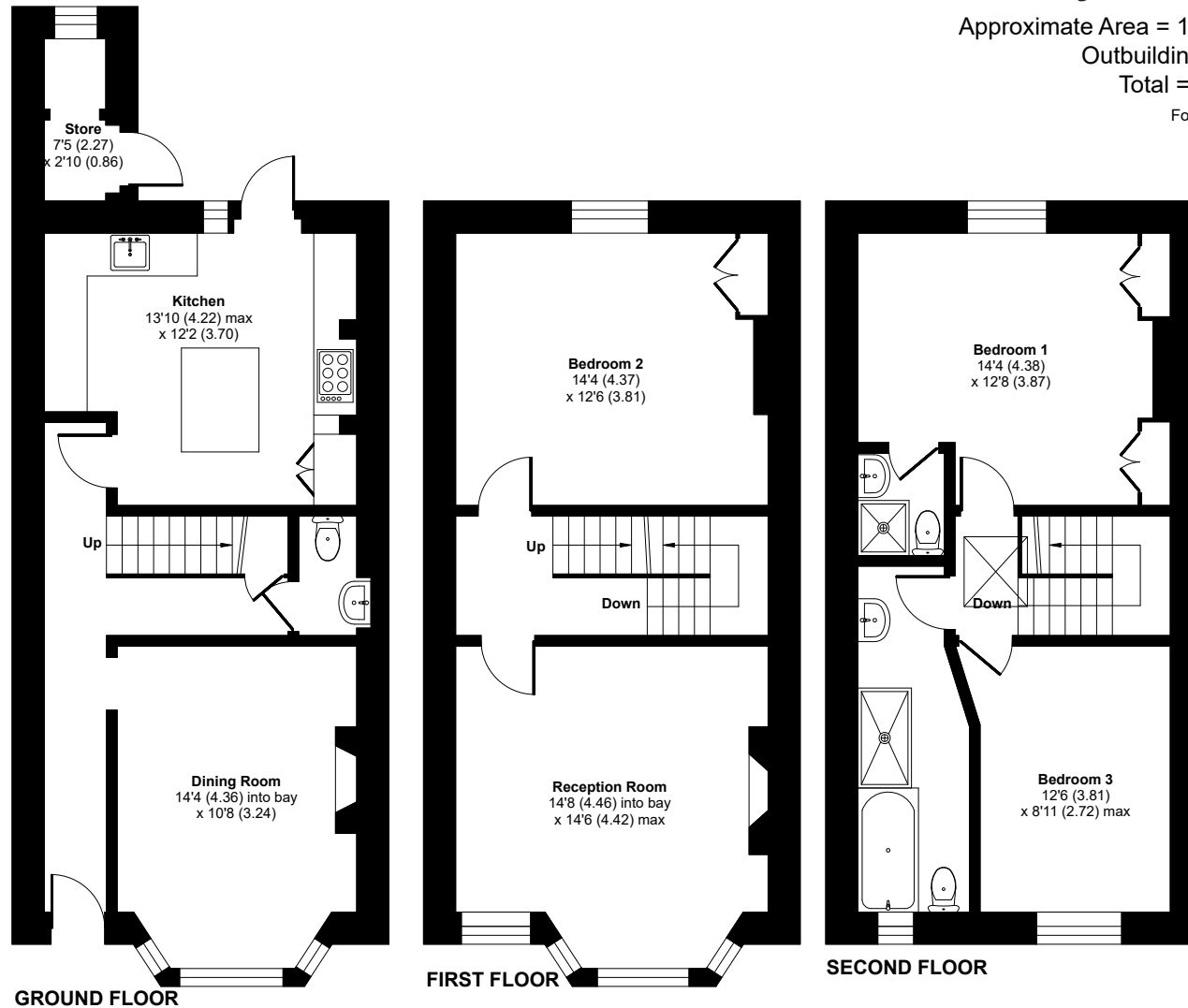
Granby Hill, Bristol, BS8

Approximate Area = 1379 sq ft / 128.1 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 1400 sq ft / 130 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: 1369852