



FLAT 8, CORNWALLIS HOUSE

Cornwallis Grove, Bristol, BS8 4PG

Flat 8, Cornwallis House

Cornwallis Grove, Bristol, BS8 4PG

An impressive, generously proportioned hall floor flat with independent access, allocated parking, a south-facing balcony and access to manicured communal gardens.

* INDEPENDENT HALL FLOOR-LEVEL ACCESS * ALLOCATED PARKING SPACE OPPOSITE THE ENTRANCE TO THE PROPERTY * SOUTH-FACING BALCONY UNDER A STONE-COLUMNED PORTICO, WITH VIEWS TO HILLS BEYOND THE CITY * DIRECT ACCESS TO MANICURED COMMUNAL GARDENS * GRAND AND BRIGHT LATERAL ACCOMMODATION WITH INDEPENDANT ACCESS * TWO BEDROOM / TWO BATHROOMS * VISITOR PARKING * MOMENTS FROM CLIFTON VILLAGE * NO ONWARD CHAIN

Situation

Nestled on Cornwallis Grove, Cornwallis House is moments from the heart of Clifton Village, renowned for its array of independent boutique shops, bars, coffee shops, and renowned restaurants such as The Ivy Clifton, Cote Brasserie, and The Hotel Du Vin at The Avon Gorge.

Originally built in 1794, Cornwallis House boasts mid-Georgian architectural elements, including limestone ashlar and stucco construction. Extended around 1820, the property has undergone several transformations before its conversion into luxury flats approximately 40 years ago. Both the building and surrounding gardens are historically significant and were once part of the 'La Retraite' private school for girls. Bristol is celebrated for its independent schools and two world-class universities. Clifton College is just under a mile away, while Bristol Airport is 8 miles away and Bristol Temple Meads Train Station is 2.5 miles away, offering convenient access to London and mainland Europe.

For Sale: Share of Freehold

Flat 8 at Cornwallis House offers independent access directly opposite its allocated parking space. The entrance hall, adorned with period detailing, sets a tone of grandeur that continues throughout the property.

Positioned centrally within the building, the flat features principal rooms including the reception room, kitchen, and principal bedroom, all enjoying a southerly aspect with floor-to-ceiling sash windows. These windows flood the space with light and offer stunning views over the communal gardens and towards the rolling hills of Dundry.





The spacious reception room accommodates multiple sofas, armchairs, and a large dining table. Ornate cornices, double-height ceilings, and two ceiling roses enhance the historical charm. This room also boasts glass-fronted wooden integrated arched cupboards and a feature fireplace with a marble surround.

The well-appointed kitchen, accessible from both the main hallway and the reception room, features a range of floor and wall-mounted cupboards and storage drawers. Integrated, mainly 'Neff' appliances include a washing machine, dishwasher, electric oven and microwave, fridge/freezer, and a gas hob with extraction. A rear door leads to the south-facing balcony, with steps down to the extensive manicured communal gardens

The flat comprises two spacious double bedrooms. The front bedroom currently serves as a guest bedroom but is ideal for a home study or additional reception/dining room. The principal bedroom at the rear features impressive proportions and a fully tiled en-suite shower room. A further bathroom off the main hall includes a bath with an overhead shower, heated towel rail, sink, and W.C.

Additional storage is provided by several useful cupboards within the flat, as well as access to a large, shared basement storage vault.

Outside

Flat 8 at Cornwallis House boasts exclusive access to a private south-facing balcony, accessible from a rear door in the kitchen. This delightful space is perfect for al fresco dining or enjoying an evening sundowner, with ample room for a small dining table and chairs.

Cornwallis House features extensive and mature communal gardens of around one acre, meticulously maintained for the residents' enjoyment, providing a serene and beautiful environment.



Directly opposite the entrance to Cornwallis House, there is an allocated car parking space along with several visitor parking bays, ensuring convenient parking for both residents and guests.

Services

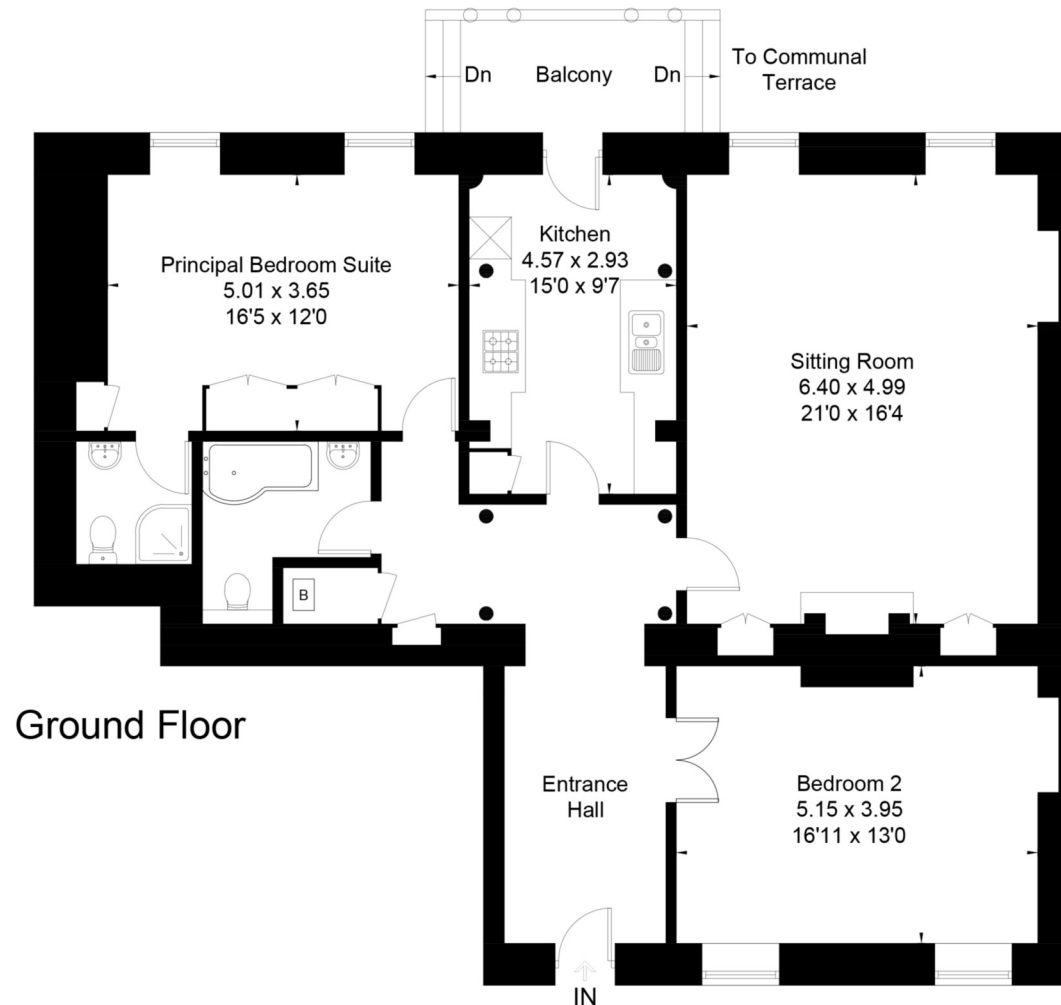
Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Local Authority

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

Directions: Postcode BS8 4PG

Approximate Floor Area = 122.5 sq m / 1318 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73960