



## 4 BERKELEY CRESCENT

Clifton, Bristol, BS8 1HA





Berkeley Suites  
Private Garden  
Unauthorized Access  
Prohibited



# 4 Berkeley Crescent

Clifton, Bristol, BS8 1HA

An exquisite Grade II\* Listed townhouse rich in period detail and beautifully presented; with a self-contained two-bedroom flat, courtyard garden, roof terrace & gated parking.

ELEGANT GRADE II\* LISTED FAMILY HOME \* SYMPATHETICALLY REFURBISHED BY THE CURRENT OWNERS \* SELF-CONTAINED TWO-BEDROOM APARTMENT \* NUMEROUS RETAINED PERIOD FEATURES \* ENCLOSED REAR COURTYARD GARDEN AND FIRST FLOOR ROOF TERRACE \* SPACIOUS KITCHEN AND DINING ROOM \* FIRST FLOOR DRAWING ROOM AND SITTING ROOM \* FOUR UPPER FLOOR BEDROOMS AND TWO BATH / SHOWER ROOMS \* LOWER GROUND FLOOR TWO-BEDROOM APARTMENT \* GATED REAR PARKING FOR SEVERAL VEHICLES

## Situation

Berkeley Crescent sits prominently on the edge of Clifton, yet centrally to the very best Bristol has to offer; tucked as it is on the corner of historic Berkeley Square and its delightful landscaped gardens. Within less than one mile lie several of the area's leading private schools (Clifton College, Clifton High School, BGS and QEH) along with The Mall (Clifton Village) for shopping, the Triangle and Park Street, the RWA, St Georges and Colston Hall. The property is also within a short walk of excellent state primary schools as well as a cathedral primary and cathedral choir secondary school.

Access to open countryside is a little over a mile away across Brunel's Suspension Bridge, with acres of woodland walks in Leigh Woods, Ashton Court and The Downs just to the west.

Bristol Airport is under 8 miles and Bristol Temple Meads Train Station 2 miles away providing convenient access to London by train and by car (M32: 11 miles), and mainland Europe by air.

## For Sale Freehold

Without a doubt, 4 Berkeley Crescent is an exceptionally attractive Grade II\* Listed family home, much loved and improved by the current owners over the last few years of their ownership.

The location is second to none; equidistant between Clifton village and the city centre and all the numerous benefits this brings. In addition to the beautiful architecture of the crescent, the views to the front showcase too many of Bristol's most famous buildings including the university Physics building, Wills Memorial Hall, BGS and the striking architecture of Browns.











Externally, the house provides a handsome Georgian red brick façade, dating to the late 18th Century and most likely built by the celebrated Paty family (father and son).

It is inside however that No. 4 really sings, with the current owners sympathetically refurbishing the house with a soft but commanding touch; highlighting the numerous retained period features and classic light-filled proportions a Georgian house brings, yet fitting all the modern conveniences a family of today might need.

Through the front door, the welcoming hall with stripped wooden floors (a feature of much of the house) leads you in via a carved wooden archway to the stairwell, complete with the retained curved wooden balustrades and stairs to the upper floors.

The open plan kitchen and dining room are a wonderful space; high ceilings, period plasterwork and plenty of space for dining and socialising. The open hearth in the dining room provides space for a fire or wood burning stove, whilst the kitchen enjoys an expanse of work space, a large central island and a comforting gas fired AGA. There is plenty of fitted storage, along with a double fronted larder cupboard, integrated dishwasher and an integrated oven and surface mounted gas hobs for summer months, if the AGA is off.

From the dining room, a door leads out to the sunny rear courtyard, and to the gated parking beyond.

Further along the entrance hall is a useful rear hall, with a fabulous retained butlers pantry along with an ingenious "spyhole" cut through the stairs to spot who might be coming in the front door. The rear hall also houses a useful downstairs cloakroom with w.c and wash basin as well as further access to the rear garden and parking.



Upstairs, the first floor is a spectacular space, split between the formal drawing room to the front, with its shuttered triple sash windows, high ceilings with richly detailed plaster work, open fire and curved front elevation; and the spacious rear sitting room, finished in a darker hue with integrated bookcases and currently a generous home office. This too enjoys an open fire, and the room can easily double as a fifth bedroom, should extra guest space be needed.

From the hall and first floor half-landing is access to a private and roof terrace, walled on all sides and complete with sash windows, but exposed above to the sky. This is a fantastic space for a drink or meal, but does carry existing consent to cover and bring "back in" to the house.







Above, the owners have dressed the second floor as a master suite, complete with a fabulous bedroom to the rear and fully fitted dressing room to the front. The dressing room could easily convert back to a fourth bedroom, but with two double bedrooms above many families may wish to keep the current layout. As it is private to themselves, the owners have spared no expense with the shower room, with a sensational walk-in shower cubicle with "book-matched" oversize marble slabs creating a striking impression. Attention to detail is such that there is a three-way light system, perfect for reflecting the mood at any time of day.

Over the landing on the first floor the owners have created a useful utility cupboard.

Above, over the top floor lie two charming double bedrooms, each with exposed wooden floors, and a stylish more contemporary bathroom complete with a separate walk-in shower.

### Lower Ground Floor Flat

Privately accessed from either the front or rear is a useful self-contained two bedroom apartment. Perfect for dependent relatives, home-help or for an additional income. The apartment is well-appointed with a large reception room, two double bedrooms, a bathroom and a separate kitchen.

### Outside

To the rear, the house enjoys a sunny south-westerly orientation, catching much of the day's sun. At present, the rear is divided between a courtyard garden and extensive parking, and can be configured again in favour of either asset. Access is via a remote control electric gate, and there is access to both the main house and apartment below.

There is a separate wooden clad store shed perfect for bikes and also housing the boiler and hot water tank.

Above is a versatile and useful roof terrace, very private and catching much of the day's sun. It also has existing consent to convert and incorporate back into the house as accommodation.

### Services

Mains electricity, water, gas and drains. Broadband and Telephone available by private contract.

### Local Authority

Bristol City Council Tel 0117 922 2000

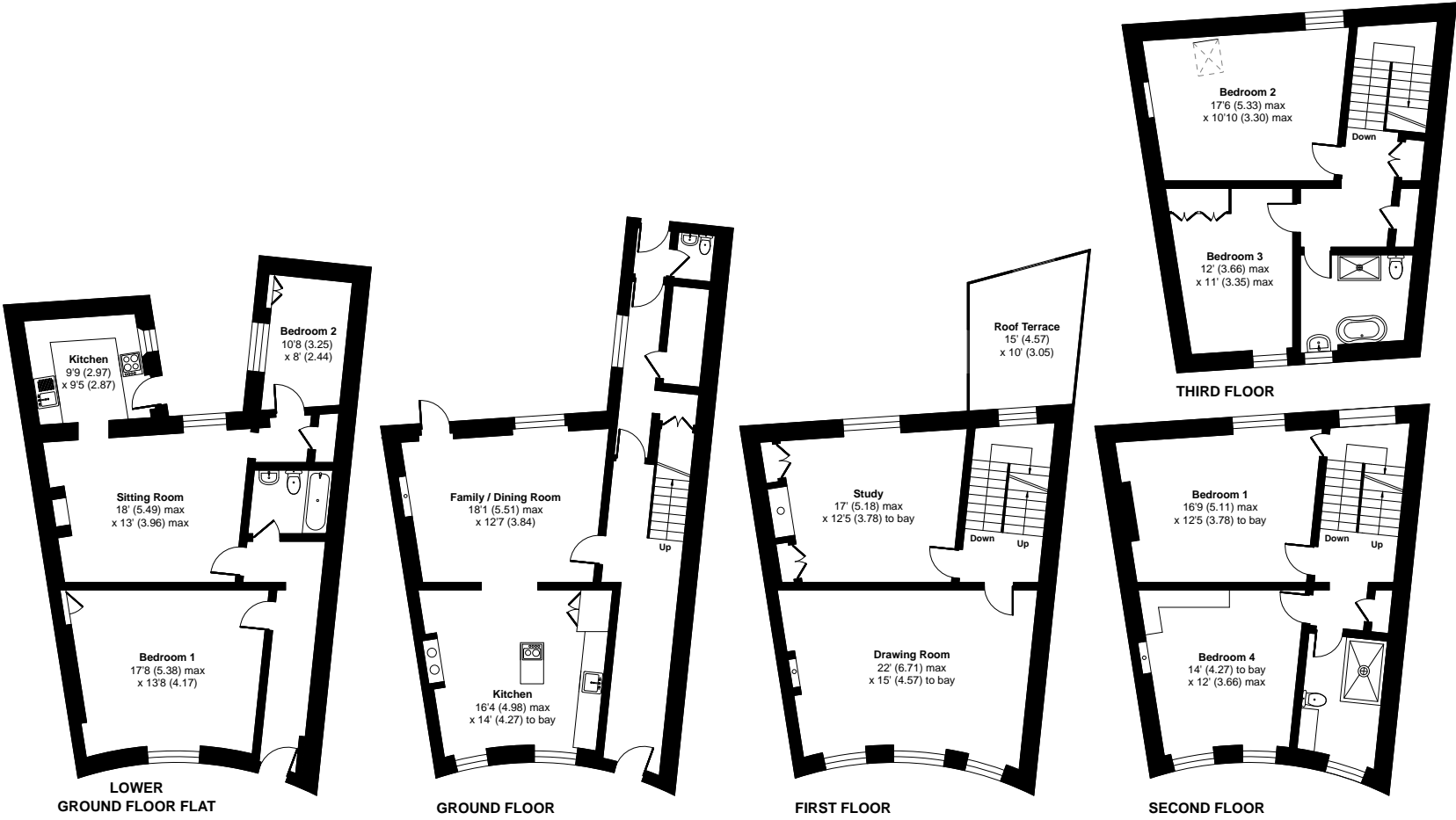
Directions: Postcode: BS8 1HA



# Berkeley Crescent, Bristol, BS8

Approximate Area = 3391 sq ft / 315 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Rupert Oliver Property Agents. REF: 643025



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