



Guide price £695,000

Prospect Cottage Clifton Hill, Clifton, Bristol, BS8 1BN

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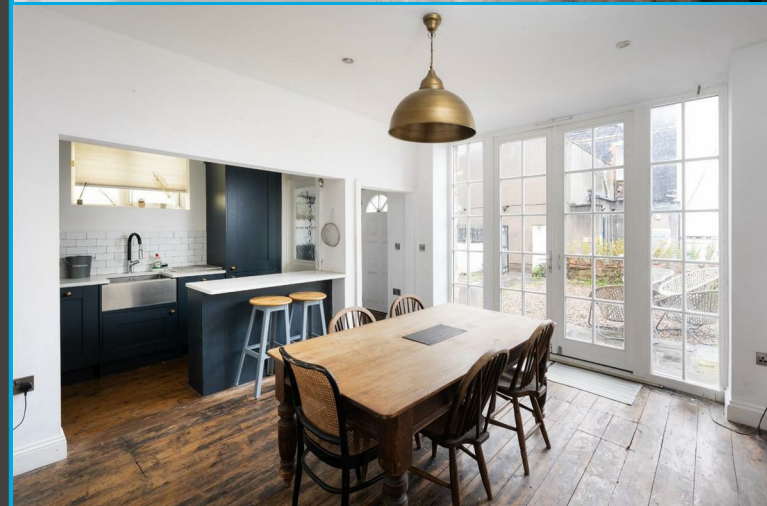
Prospect Cottage Clifton Hill Clifton, Bristol, BS8 1BN

A unique two storey cottage in a hidden location, in easy reach of Clifton Village.

With history dating back to the mid 18th century this property retains much character and charm. The current owners have lovingly restored and renovated creating extra space and light - perfectly complimenting the original building.

The property is accessed off a private lane close to Birdcage Walk, St Andrews churchyard and Clifton wildflower meadow. The distinctive facade is set behind low wall and hedge, with a distinctive rubble stone frontage and a westerly facing courtyard garden, perfect for catching the afternoon and evening sun. The front door sits underneath a brick archway and leads into a lobby which opens into a kitchen/dining space which has a wood floor and panel glazed doors which link the garden. The kitchen is fitted with a range of navy blue, shaker style units with integrated appliances, Belfast style sink and a carrara marble worktop. A peninsula with breakfast bar seating beneath divides the working kitchen space from the dining area which has an open fireplace with pendant light above. The wood floor continues through a large doorway to a snug sitting room with fireplace and a window which looks on to the courtyard garden. Adjacent, there is a useful shower room with contemporary suite, sliding door, sky light window, floor and wall tiles.

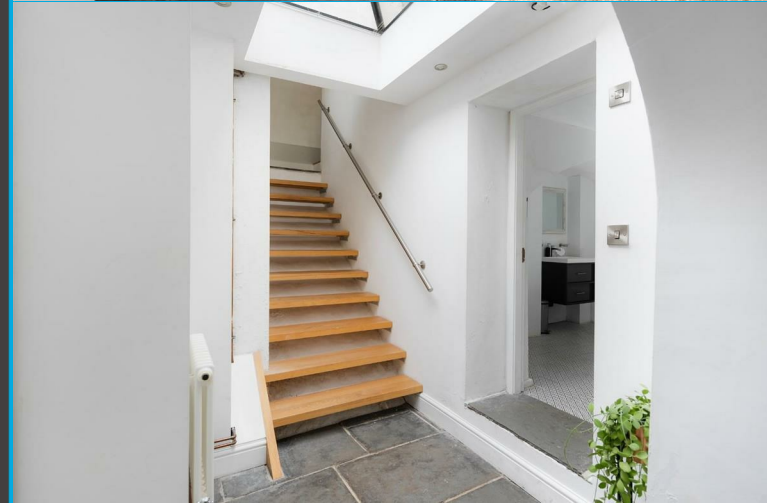
Steps lead down to a lower level to three bedrooms (one en-suite) and a family bathroom. The spacious master bedroom has a stripped wood floor, a vaulted ceiling, glazed doors and an en-suite shower room. The shower room is fitted with a modern white suite and contrasting light grey floor and wall tiles. The second bedroom is on the opposite side of the hallway and has a tile floor and sky light window. The



third bedroom is adjacent to this with a vaulted ceiling, built-in bunk beds and a tiled floor. To complete the property is a family bathroom accessed from the main hallway with free standing bath tub and a tiled floor.

A hallway connects all rooms and runs up to a door which provides external access into a lower courtyard with steps leading up to the private lane above.

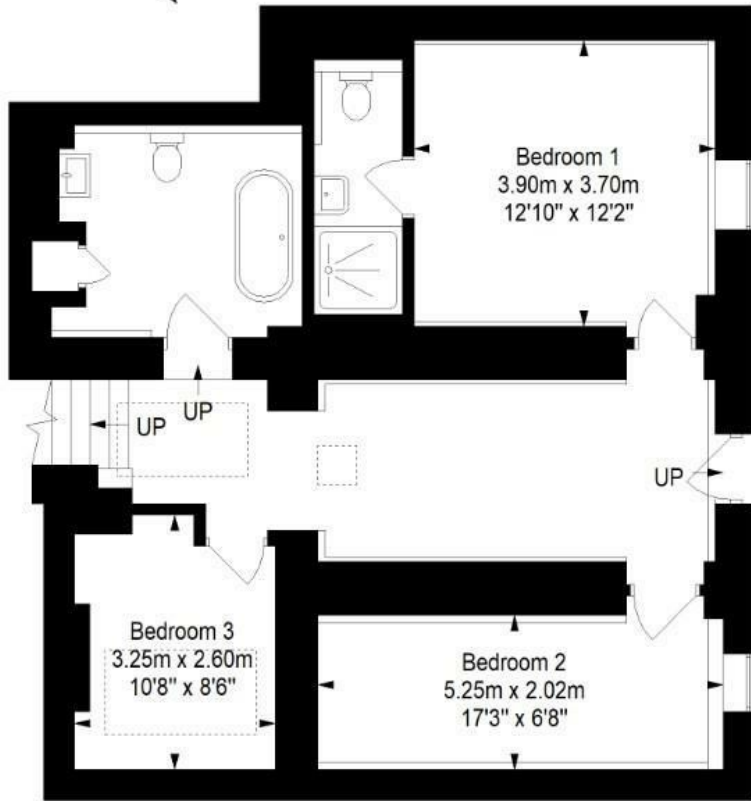
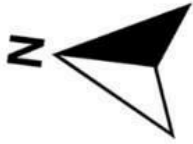
The location is conveniently placed close to Clifton Village, near to a number of popular shops, cafes and restaurants. Bristol's historic Harbourside is a short walk away down the hill. This special and unique home is offered with no onward chain.



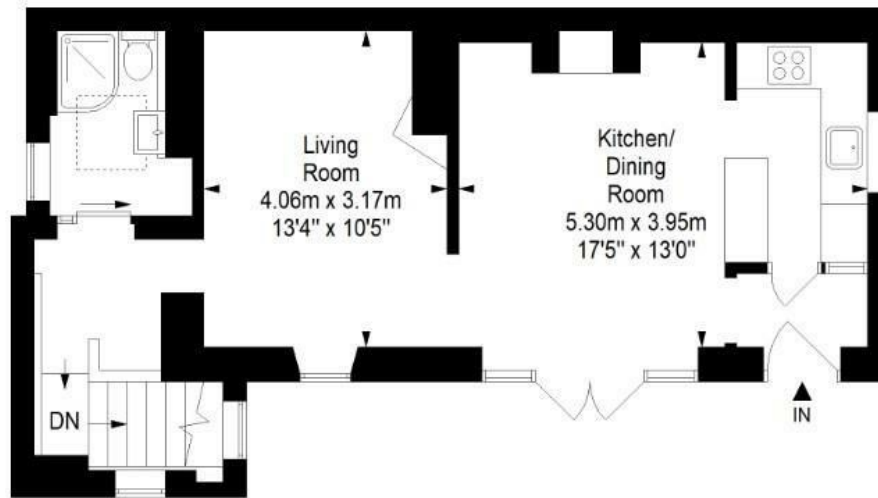


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Approximate Gross Internal Area = 124.1 sq m/ 1335.8 sq ft



Lower Ground Floor



Ground Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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