



Guide price £870,000

35a Bellevue Crescent, Cliftonwood, Bristol, BS8 4TE

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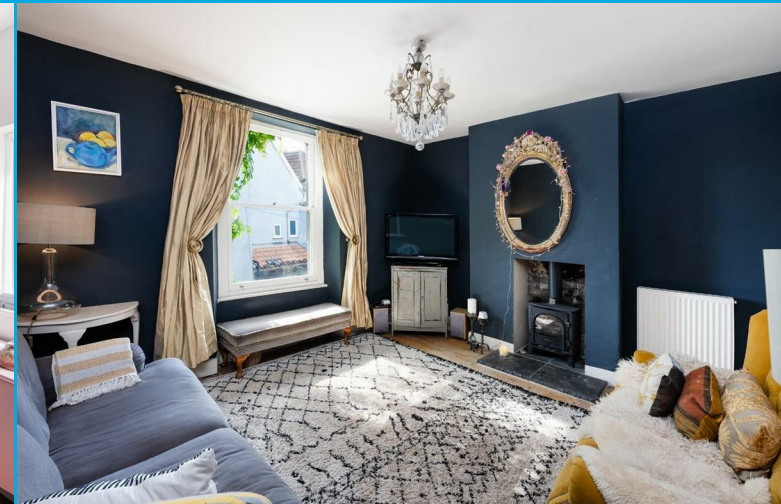
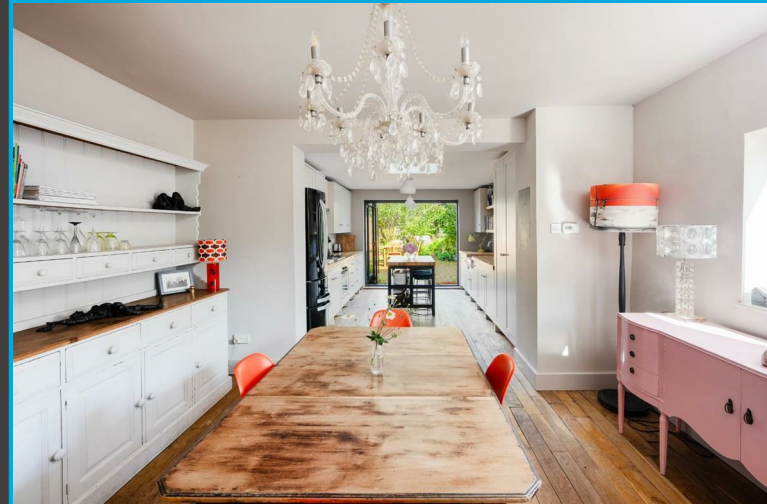
A stylish four storey townhouse in Cliftonwood with a level c80ft rear garden.

Draped in wisteria, this attractive end of terrace home is perched at the top of the historic White Hart steps with far reaching views across the floating harbour. The front door is located at the side of the property and leads into the entrance hallway with a central staircase linking all rooms.

At the rear is an extended open plan kitchen/ dining room with bi-folding doors connecting the garden. A under heated wood floor runs throughout the room which is fitted with a range of shaker style kitchen units with integrated appliances, a solid wood worktop and Belfast-style sink. There is a sky light window above the kitchen and a further window to the side aspect in the dining area and a useful walk-in storage cupboard. A snug sitting room is located on the opposite side of the hallway decorated in atmospheric dark tones with a cast iron fireplace, ceiling coving, a sash window with working shutters to the front aspect and further window to the side. There is a useful ground floor w/c accessed from the rear of the room.

Stairs lead up to the first floor to a second, characterful living room with a sash window, stripped wood floor and a cast iron log burner. This versatile room has potential to be a fifth bedroom if required. On the opposite side of the hallway is an impressive family bathroom with a free standing bath tub, separate shower cubicle, w/c, wall hung basin, double glazed balcony doors and a cast iron fireplace.

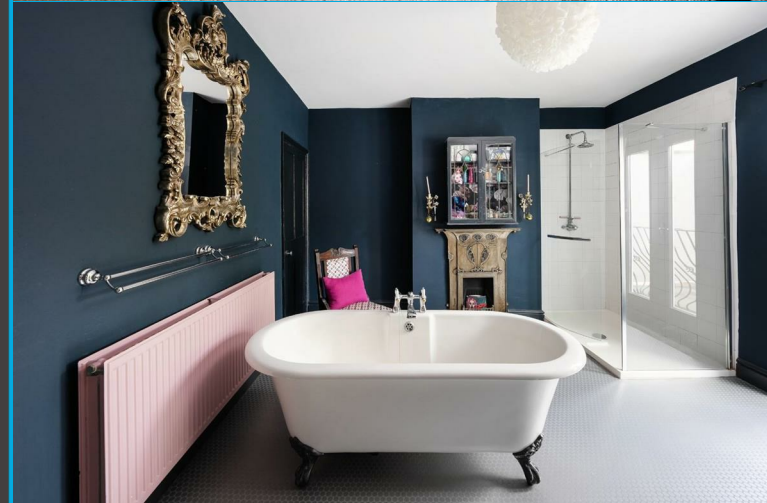
The staircase continues up to the second floor with double bedrooms three and four. The front bedroom has a cast iron fireplace and a sash window while the



rear is decorated in tasteful floral wallpaper with a painted wood floor, fireplace and a sash window. The staircase heads to the top of the house to the first and second bedrooms. Both are well presented and have far reaching views across the harbour, Brandon Hill, Cabot Tower to the green hills beyond. The rear room has the added benefit of a en-suite shower room

Externally this property has a well established and level rear garden. There is a herringbone style brick patio which flows into a lush, green section of the garden with a range of plants, shrubs and vegetable patches. Beyond, is a raised and secluded deck seating area which is perfect for catching the afternoon sun. There is a rear gate which leads to a small communal lawn behind the terrace of four houses and also gated side access.

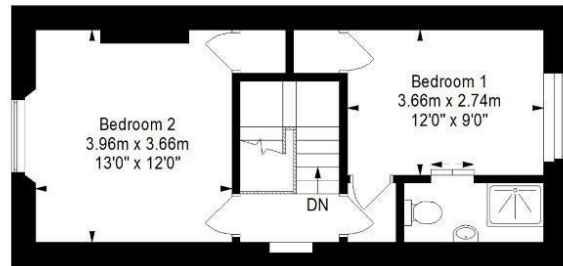
This lovely home sits in a unique position surrounded by the old world charm of the historic passageway to the harbour and nearby cottage gardens.



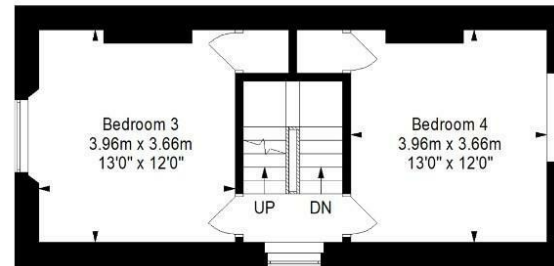


Bellevue Crescent, Hotwells, Bristol, BS8 4TE

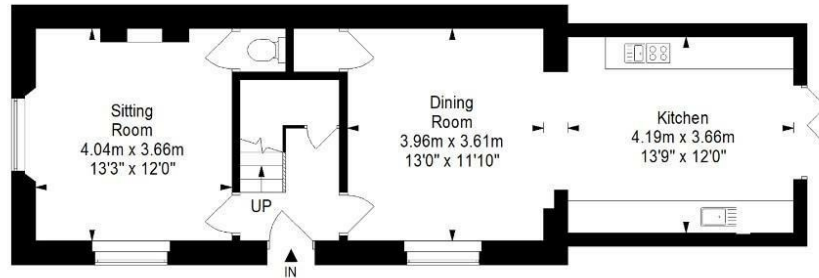
Approximate Gross Internal Area = 169.8 sq m/ 1827.8 sq ft



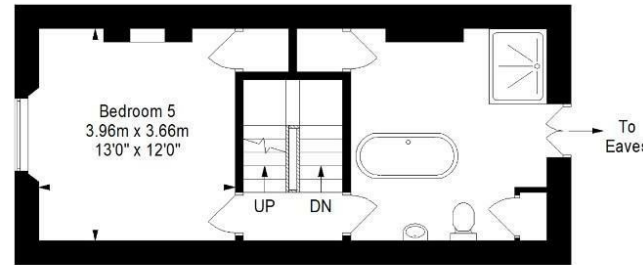
Third Floor



Second Floor



Ground Floor



First 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			
(81-91) B			82
(69-80) C			
(55-68) D	62		
(39-54) E			
(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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