



£635,000

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4 Bellevue Clifton, Bristol, BS8 1DA

A super stylish courtyard maisonette with access to impressive communal gardens at the front and rear. The accommodation is arranged over the lower two levels of this attractive Grade II listed building which is in easy reach of both the Harbourside and Clifton Village.

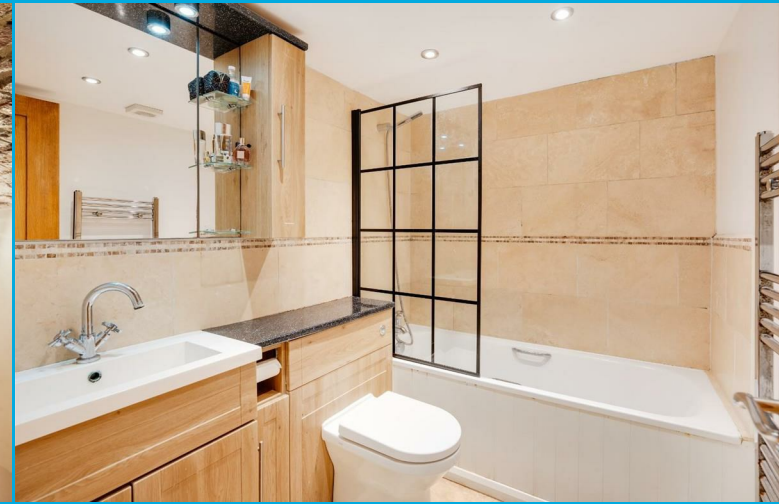
Steps lead down to a front courtyard with a private entrance leading into a spacious entrance hallway. Linking both levels the area has an exposed brick wall, an oak floor and a bespoke glass and timber balustrade enclosing the staircase. A door leads into the rear of the property to a beautiful open plan kitchen/living space, which looks on to the rear courtyard through large, panel glazed sash windows. The living area has a log burner and an oak floor runs throughout the room with a hatch leading into a useful cellar storage space below. The kitchen is fitted with sleek units with integrated appliances with a composite work top. At the rear of the room is an archway leading into a useful utility room with an external door and w/c beyond. Adjacent is the master bedroom with an oak floor, cast iron fireplace, sash window and arched chimney breast recesses. A door provides access to this bedroom from the main hallway with a further set of arched doors enabling an opening to the main living area if required.

Stairs lead down to the lower level to the second bedroom which has an en-suite wet room fitted with raindrop shower head and a contemporary white suite. There is a family bathroom accessed from the lower hallway which is fitted with a white suite and travertine tiles. At the rear of this floor is a versatile space currently used as an additional bedroom with a striking brick vaulted ceiling. This cosy and characterful space has a flagstone floor and an antique style radiator.



At the rear of the property is a private courtyard garden with a palm tree and useful vaulted store area. Gates lead to the shared woodland garden at the rear which features a rope swing and a tree house. There are also gardens shared by the terrace at the front of the property with a well tended lawn surrounded by trees. This is an exceptional property in a prime location.





Garden Flat, Bellevue, Clifton, Bristol, BS8 1DA

Total Approximate Gross Internal Area = 135.5 sq m / 1,458.5 sq ft
(Excluding cellar)

Total Approximate Gross Internal Area = 156.3 sq m / 1,682.4 sq ft
(Including cellar)



Lower Ground Floor



Ground Floor

This floor plan has been drawn using RICS guidelines

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.



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