



£575,000

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# 11 Bellevue

Clifton, Bristol, BS8 1DB

A 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 with stairs linking both levels and a study area which has built-in bookshelves with cabinets beneath.

Arched doors lead into a beautiful open plan kitchen/living space with a stripped wood floor. Large panel glazed windows look on to a rear courtyard with working timber shutters. A log burner sits within the chimney breast with built-in shelving on both sides. An archway leads through to a kitchen which is fitted with tasteful navy blue base units with white units above, integrated appliances and a composite worktop forming a breakfast bar with bar stool seating beneath. A glazed door opens out into the private rear courtyard with communal gardens beyond.

The versatile second bedroom is located at the front of the property; this neatly presented room has a sash window to the front aspect with working shutters and built in shelving within an arched recess. Centrally positioned off the hallway is a smartly finished shower room with double width cubicle with raindrop shower head, pedestal hand wash basin and close coupled w/c. The room is finished in a fresh color scheme with white and blue wall tiles.

Stairs lead down to the lower level to the master bedroom which spans the full width of the property. There are two windows to the front aspect and built in storage. The two rear vaults have been creatively converted into an ensuite bathroom and an additional



dressing/store area. The bathroom has a tiled floor with steps up to a sunken bath, a hand wash basin and w/c. The adjacent vault is currently used as an dressing area with potential for a the addition of a window and a small layout adjustment if a third bedroom is desired.

At the rear of the property is a private courtyard garden with a vaulted outdoor dining area. A gate leads 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.

#### Vendors Comments

We honestly think that Bellevue is one of the best locations to live in Bristol. We moved here to both be close to our work and were only expecting to stay for a short number of years, but we loved the community and location so much we have ended up living here for 21 years!

We moved here with our son who was twelve years old at the time and we lived happily together until he moved out at the age of twenty one to the flat above us, which he had purchased. Since then we have used his bedroom as a second living room, office and guest bedroom. We have preferred to use the downstairs floor of our main bedroom, ensuite bathroom and dressing room as our own large bedroom suite, but either side of us our neighbours have created three bedrooms and three bathrooms in the same footprint of space.

The large living, dining room and kitchen has proved roomy and very flexible. It is a wonderful space for entertaining as is the courtyard in the summer with it's private dining area reminiscent of Italy or Greece! The beautiful communal gardens to the rear and front of the property are the most magnificent asset and an oasis of calm and tranquility. In addition, Bellevue is perfectly placed for accessing the best amenities Bristol has to offer. Not only close enough to Clifton



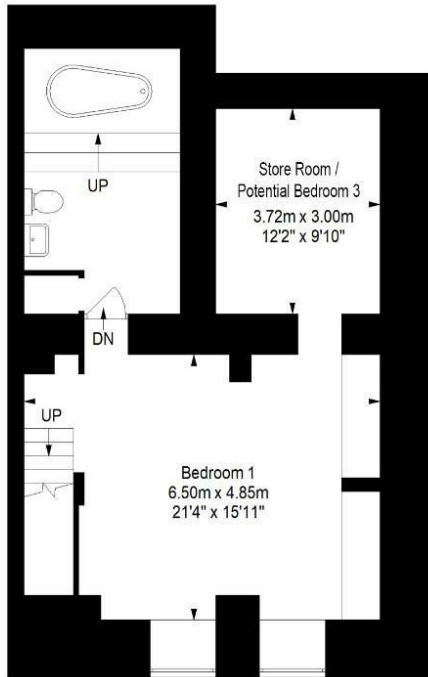
Village to benefit from all its independent shops, pubs and eateries but also close enough to the centre of the city to stroll to the Harbourside, Park Street, Whiteladies Road, Cabot Circus, the Museums and Art Galleries, the Bristol Old Vic, the Watershed, Arnolfini, Bristol Beacon, the Folk House, St George's Brandon Hill and other Bristol cultural amenities. The flat is surrounded by gardens and trees and is very quiet given its proximity to the centre of a major city. It is very light and airy, cool in summer, warm in winter, and private.

We have loved living here!

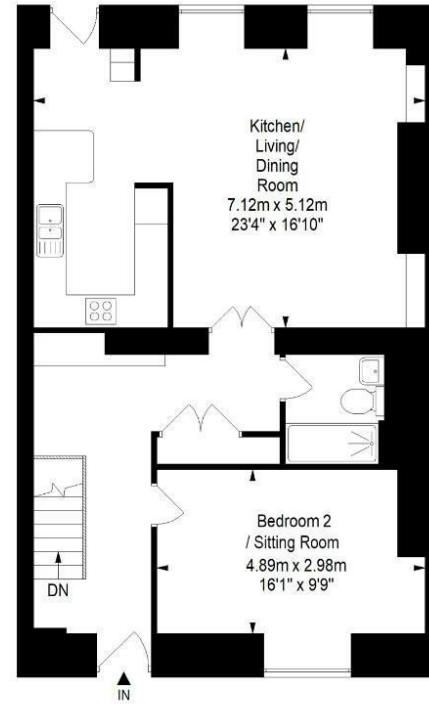


# Garden Maisonette, Bellevue, Clifton, Bristol, BS8 1DE

Approximate Gross Internal Area = 143.5 sq m/ 1544.7 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



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