



Guide price £675,000

Hall Floor Flat, Caledonia Place, Clifton, Bristol, BS8 4DL

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## Hall Floor Flat, Caledonia Place Clifton, Bristol, BS8 4DL

An exceptional hall floor garden apartment in a prime Clifton Village location.

Set within an elegant Grade II\* listed building this home epitomises Georgian architecture with high ceilings, large windows and a simple, symmetrical design. The main entrance is opposite the Mall Gardens and leads into a welcoming hallway which is shared with just one other home with period coving, stone floors, ceiling roses all retained. The doorway to the flat is on the right hand side and opens into an impressive living room. This uplifting space is flooded with natural light from two large twelve panelled windows with working shutters. The ceiling cornice, ceiling rose and fireplace have all be retained with the addition of an eco log burner, new carpets and decoration.

The hallway leads to the adjacent master bedroom; this equally impressive room embodies the grandeur of the living room and has glazed doors which open on to a walkway connecting the garden. Ornae ceiling details have been retained with the addition of built-in wardrobes. The hallway continues through to the second bedroom located in the rear part of the building. The lower ceilings bring a cosy feel with casement windows facing out towards the garden. The next door bathroom is fitted with a simple white suite including a shower over bath, pedestal hand wash basin and close coupled w/c.

The kitchen is located beyond and is fitted with a range of wall and base units with integrated oven, hob and sink. There is space for a small table and windows to both the side and rear aspect. Glazed doors open on to a seating area in the beautifully landscaped garden.

Outside, the southerly facing garden is a real asset to



the property . This inspiring outdoor space has been remodelled by an award winning garden designer creating a space that is both practical and aesthetically pleasing. Incorporating a range of materials including sandstone tiles, a composite deck a timber pergola and raised beds. The garden connects to the property easily from the kitchen and is also linked by a walkway from the main bedroom which is flanked by a restored original iron balcony balustrade. This secluded outdoor space is enclosed by an original stone wall and catches the sun throughout the day.

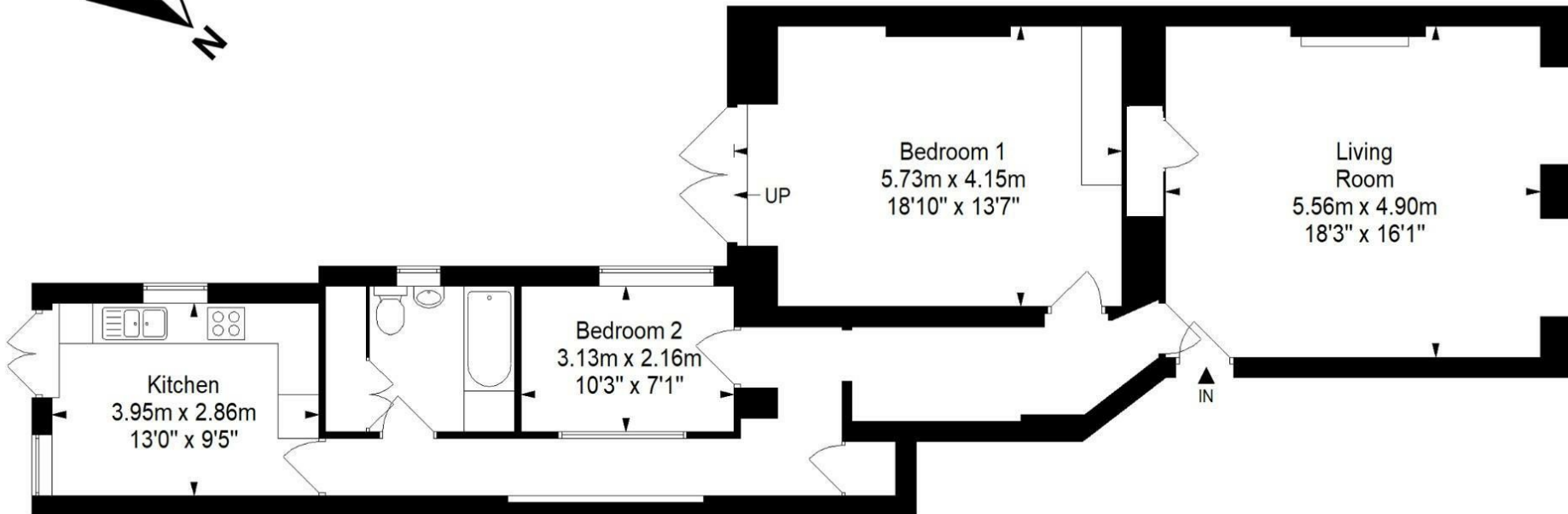
This home offers a rare and sought after combination of being on the hall floor with having direct access to an attractive outdoor space. This property is set within an iconic terrace with historical significance, located close to all the cafes, restaurants and shops of Clifton Village. The Suspension bridge is at the end of the street and there are two well maintained communal pleasure gardens opposite, which host a range of community events including a summer cinema, jazz evenings and christmas carols.





# Garden Flat, Caledonia Place, Clifton, Bristol, BS8 4DL

Approximate Gross Internal Area = 97.2 sq m/ 1046.3 sq ft



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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