



7 UPPER BELGRAVE ROAD

CLIFTON, BRISTOL BS8 2XQ

Guide Price - £2,500,000

RICHARD
HARDING

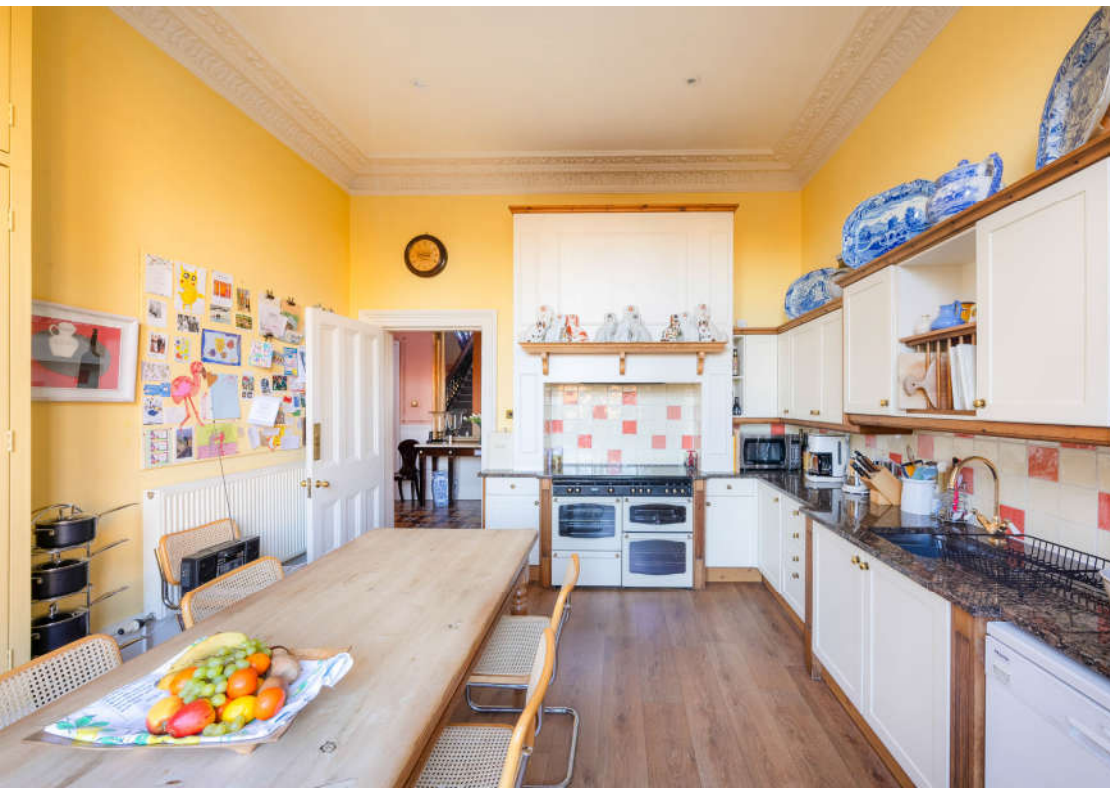
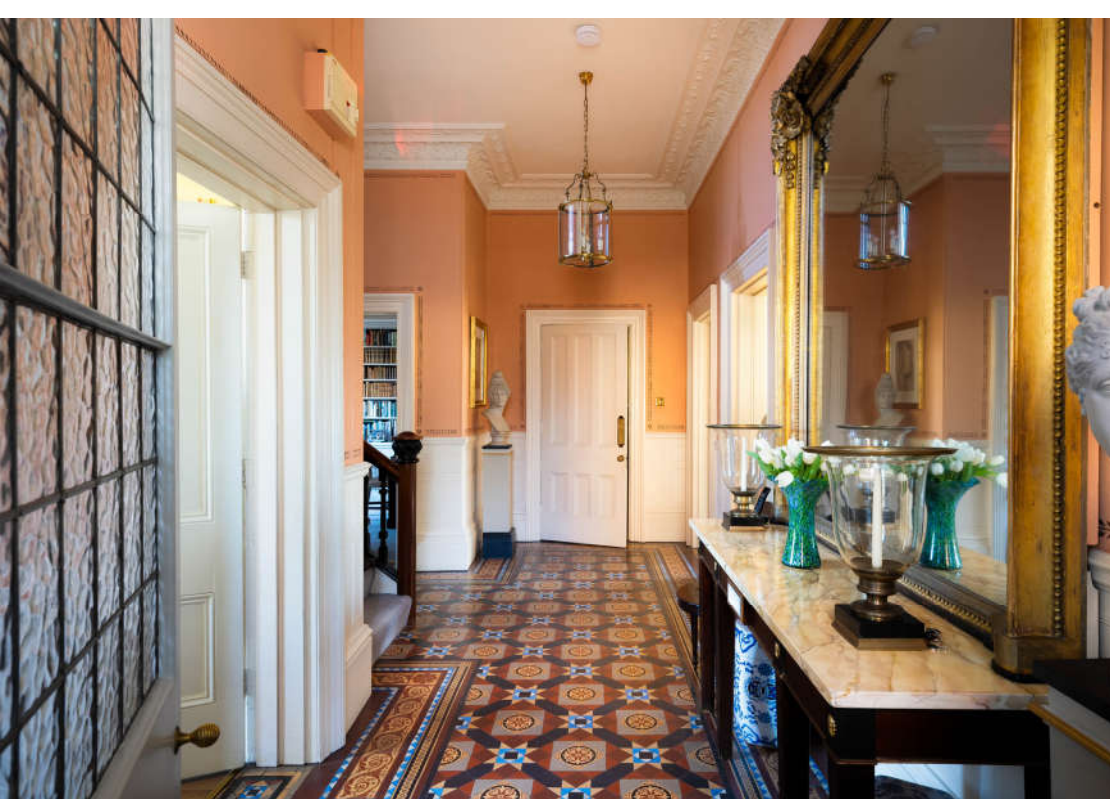
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With uninterrupted south-westerly views over the Downs - a substantial detached Italianate Victorian villa rich in period detail with sympathetically and carefully maintained interiors, gardens and gated parking.

- A house of distinction and character - dating from circa 1879 and one of only a handful of detached family homes with such a commanding and pleasant outlook over the Downs – offering a vast protected parkland of over 400 acres.
- Being sold for the first time since 1999 – houses of this quality are rare and change hands once in a generation. The current owners have cherished the house, meticulously preserving and enhancing in keeping with the original Victorian character.
- Having classic, spacious and elegant accommodation of circa 5,000 sq. ft. retaining original period detail and charm throughout and enjoying a comfortable and civilised feel – flexible and could comfortably accommodate a multi-generational family or a couple without feeling overawed.
- Sitting in private gardens of circa 120ft x 45ft carefully planted and meticulously cared for and linked to the main house by a rather charming garden room.
- The house is set in a prime position on the edge of the Downs and also within easy reach of Whiteladies Road and Clifton Village with an array of shops, bars, restaurants, cafes, essential services and train link to Bristol Temple Meads.
- Please note that the sellers have already secured their onward purchase and would welcome early interest.





Inside

Primarily laid out over three floors with flexible accommodation currently set up as 6 bedrooms, 5 receptions, kitchen/breakfast room and 3 bathrooms - easily adapted to provide more or less bedrooms and/or an informal flat/Airbnb with separate entrance to provide valuable income.

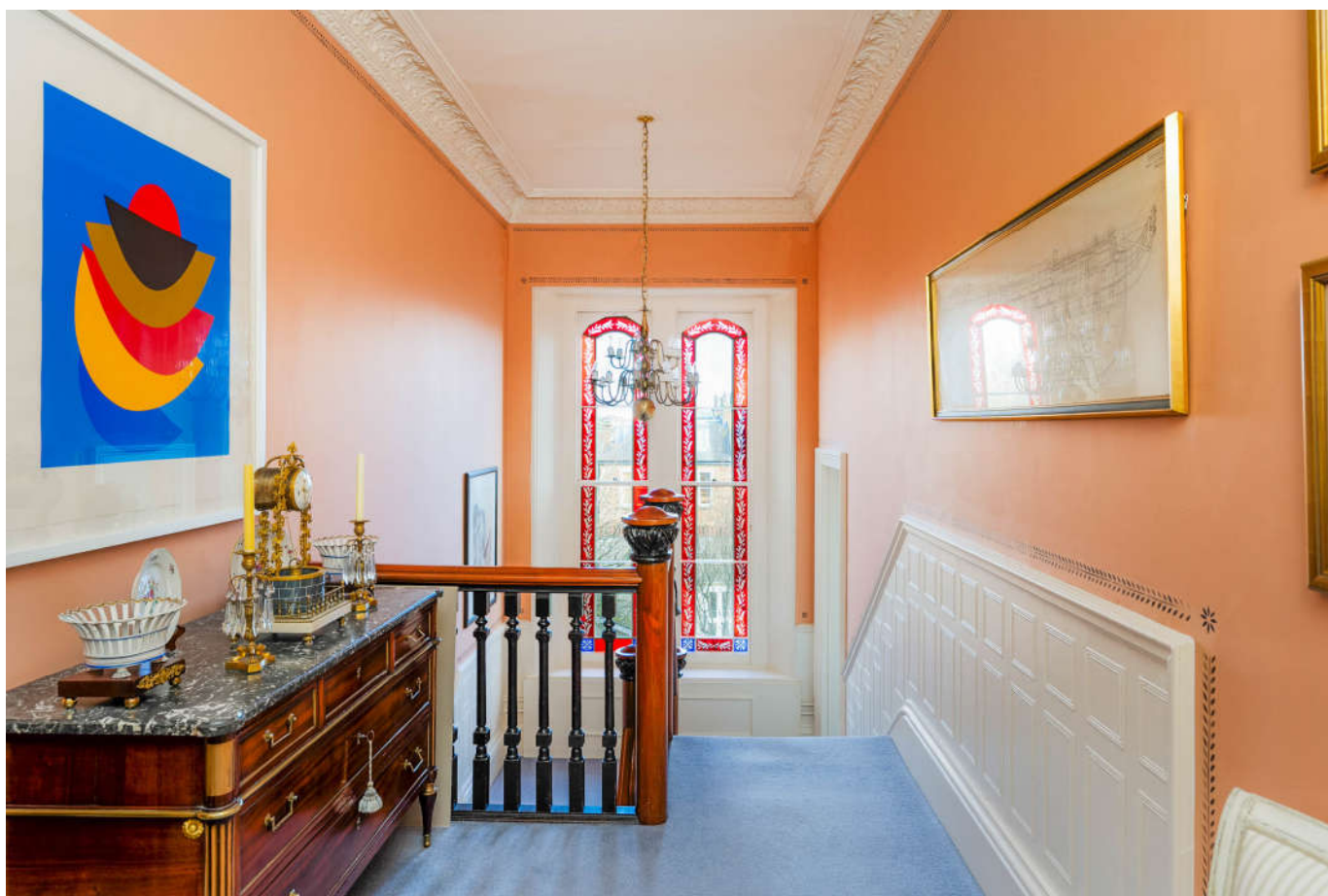
Stone pillars and wrought iron gate welcome you to the house and generous stone steps rise up to the stone entrance porch with an original solid wooden front door opening into the entrance vestibule. The reception hall has the original tessellated floor, sweeping staircase and original balustrade rising to the upper floors illuminated by two tall stained glass windows. Doors opening into the drawing room, dining room, study and kitchen/breakfast room.

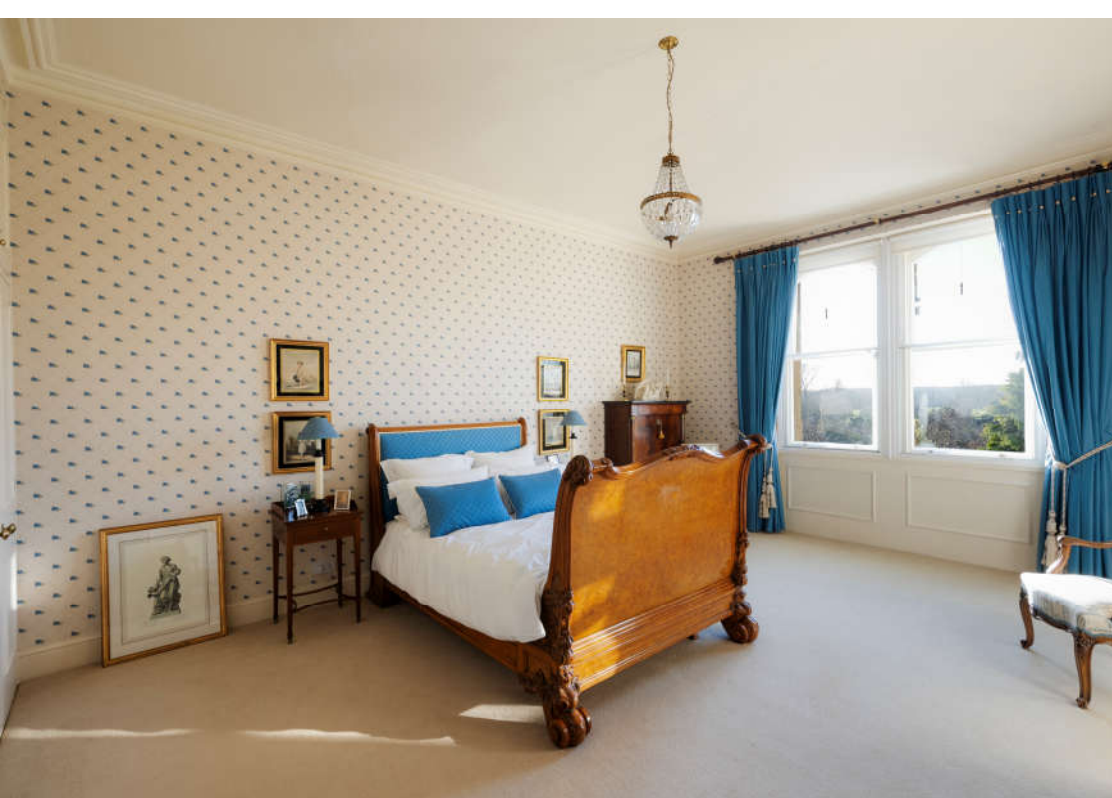
The linked drawing room and dining room are simply stunning – voluminous with fine period detail including fireplaces, detailed ceiling cornicing and provide an inducing space in which to entertain. The rooms are flooded with the south westerly sun from the grand bay and large sash windows in the dining room.

The kitchen/breakfast room is comfortable, practical and generous – the study/library is an excellent work from home space and with a very civilised period feel.

The upper floors have 4 large primary bedrooms served by 2 bathrooms and a further loft room/bedroom. The front two bedrooms are bathed in sunlight with the most charming outlook over and across the Downs – a wonderful sight to wake up to every morning.

All bedrooms have floor to ceiling fitted wardrobes.





The lower ground floor provides flexibility with bedroom, large sitting room, 2nd kitchen, bathroom, workshop and a very pleasant and calming garden room opening out into the rear garden, wonderful for summer entertaining.

Accessed from outside is the boiler room/garden store with 2 boilers serving the house.

Gardens

Both the front and rear gardens are meticulously maintained, laid mainly as lawn with well stocked and mature borders providing privacy and screening.

The gardens are enclosed with stone wall and wrought iron railings. There is gated and secure off street parking for 2/3 vehicles in tandem.

Tenure:

We understand that the property is Freehold with a perpetual yearly rent charge of £26.4s.0d p.a. This should be checked by your legal adviser.

Local Authority Information:

Bristol City Council. Council Tax Band: G.

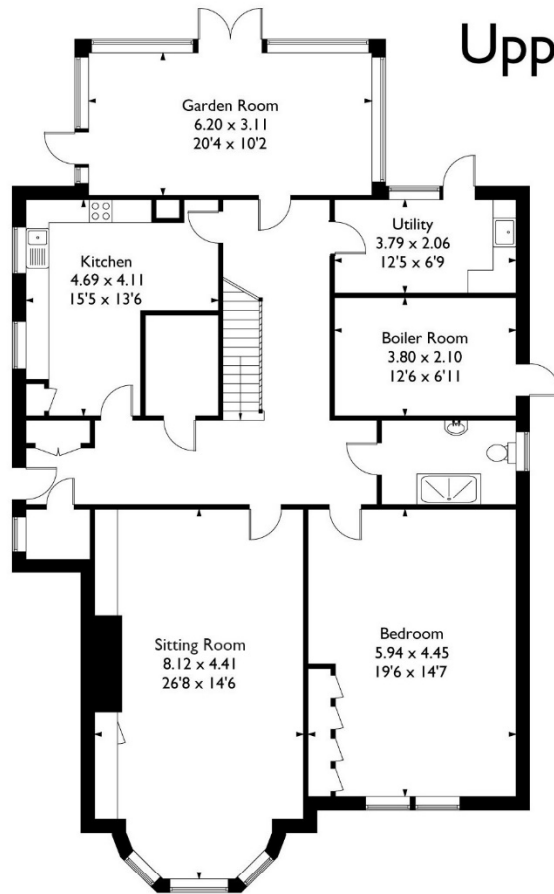


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

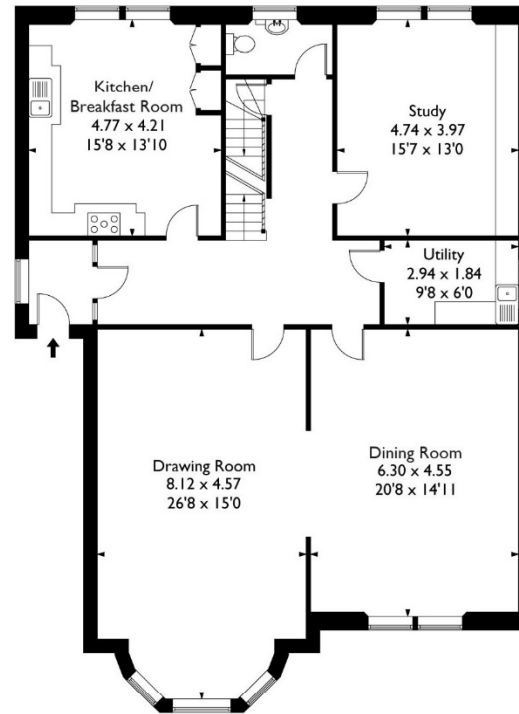


Upper Belgrave Road, Clifton, Bristol BS8 2XQ

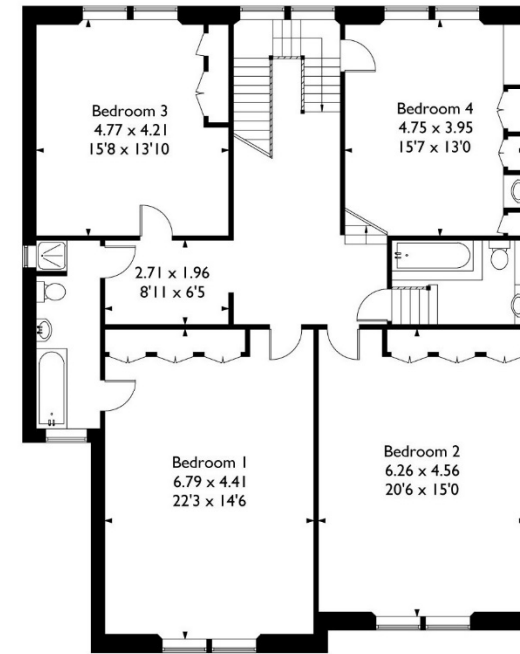
Approximate Gross Internal Area 448.60 sq m / 4828.40 sq ft



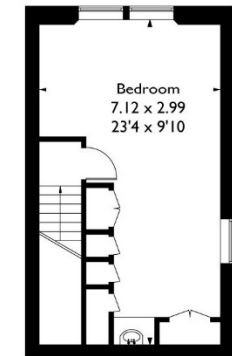
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

**RICHARD
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PLEASE NOTE: 1. Anti Money Laundering Regulations: when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements. 2. Energy Performance Certificate: It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>. 3. The photographs may have been taken using a wide angle lens. 4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.