



**TRINITY HOUSE - £1,895,000 - £1,995,000**  
KENSINGTON PLACE, CLIFTON, BRISTOL, BS8 3AH

**RICHARD  
HARDING**

# TRINITY HOUSE

KENSINGTON PLACE, CLIFTON, BRISTOL, BS8 3AH

RICHARD  
HARDING

Nestled in a prestigious and prized location within the heart of Clifton, an exquisite and substantial (circa 3,350 sq. ft.) six-bedroom Victorian town house which has been entirely transformed and comprehensively refurbished by the current owners to the highest of standards throughout. Spread over four floors, this exceptional family home benefits from a well-stocked and southerly facing rear garden (45ft x 25ft) alongside a separate self-contained one bedroom flat which currently generates £1,000 pcm. To be offered to the market with no onward chain.

## Key Features

- A fine Clifton home which exudes period charm, this striking building is a perfect demonstration of the change from the classical Georgian style architecture to the more ornate style of the Victorian era. Trinity House (formally named 'First House') was designed by CF Rumley back in July 1868, a renowned Bristol architect who is responsible for many of Bristol's most notable buildings & finest period homes. This unique home blends the classical style of the 1840's terrace it is situated along with the more ornate style of its own period, subsequently in recent years the current owners have sympathetically & painstakingly renovated the property throughout which in turn gives it a contemporary and unique character which maximises the original features of the property.
- This beautiful home retains an abundance of period features throughout including high ceilings, ornate moulded plasterwork, multi-paned sash windows with working shutters, exposed wooden floorboards and period features such as multiple ceiling roses as well as beautiful ceiling corning throughout. These blend seamlessly with many high-quality additions including a bespoke kitchen/dining space which is flooded with natural light due to the sublime glass extension undergone by the current owners.
- Situated on the doorstep of Victoria Square, the house is ideally situated within easy reach of the best that Bristol has to offer. Within a short level walk is Clifton Village with its vast array of local boutique shops, restaurants and cafes, whilst also being close to the Clifton Suspension Bridge and the Downs. Park Street, The Triangle and Whiteladies Road are all within a few hundred metres with a diverse range of shops, bars, restaurants, museums, art galleries and music venues. The Bristol Beacon, St George's Concert Hall, The Hippodrome, the Harbourside and the medical and academic districts are all within 1km. A little further afield are the expansive green open spaces of Leigh Woods and Ashton Court, alongside being within easy reach of some of the city's best private schools.
- Trinity house has undergone an entire refurbishment from the current owners and subsequently benefits from being finished to simply the highest of standards throughout, including a stunning kitchen extension designed by Paul Archer architects which presents a sublime space for cooking, dining and entertaining. The room has been fitted with a Bulthaup kitchen with a large island and a variety of Gaggenau appliances, high level glazing has been used alongside a skylight window to flood the space with natural light.
- Internally the property offers a substantial & versatile accommodation of 3,350 sq.ft. spread over four floors, with six well-proportioned bedrooms (including annexe), four reception rooms & three bathrooms (including master with ensuite). Externally the property benefits from a well-proportioned & southerly 45ft x 25ft rear garden which enjoys most of the days sun.
- Benefits from a self-contained one bedroom flat which generates currently £1,000 pcm. This versatile space is directly accessed from the front elevation via its own private entrance, and alongside being an ideal additional income stream is also perfect for teenagers, lodger or dependent relative. Alternatively, subject to the necessary planning consents and dependent upon one's needs, this could be opened up entirely and the footprint subsequently incorporated into the main house.
- To be offered to the market with no onward chain, enabling a prompt move for a potential purchaser. Properties finished to this standard are rarely seen to market, an early viewing is unhesitatingly recommended.

## GROUND FLOOR

**Approach:** the property is accessed from the pavement where one step leads to the front courtyard area which is laid to patio tiles, small dwarf boundary wall to front elevation, enclosed by metal railings to side, path leads beside bin storage area, stone staircase descends down to the private entrance to the separate self-contained flat which is accessed via a four-panelled wooden door. Immediately in front of you from the front





courtyard space via a four-panelled wooden door is the private entrance to the house. Door opens into:-

**Entrance Hall:** a spacious entrance hallway laid with beautiful wooden stripped floorboards, gas radiator, moulded skirting boards, beautiful ceiling corning, light point. Door immediately in front of you leads to ground floor wc, door on right leads to kitchen/living/dining space, carpeted staircase with wooden balustrade leads to the upper floors of this beautiful period home. Fitted with an array of fixed shelving units and various coat hooks etc. Door opens to:-

**Open Plan Reception Space:** exceptionally well-proportioned open plan reception space which has been enhanced to incorporate modern living yet still retaining an abundance of period features throughout. Described separately as follows:-

**Second Reception Room:** (14'11" x 11'10") (4.55m x 3.60m) laid with beautiful stripped wooden floorboards, ceiling corning, light point, plenty of natural light flooding in from the rear elevation from the fantastic glass extension. Steps descend down to the stunning kitchen/living/dining space.

**Sitting Room:** (13'1" x 12'0") (4.00m x 3.67m) light coming in via double glazed window with leafy outlook across towards the street scene. Laid with beautiful stripped wooden floorboards, cast iron fireplace with log burner and marblesurround, ceiling corning, ceiling rose, gas radiator.

**Kitchen/Living/Dining Space:** (19'8 x 18'9) (6.00m x 5.72m) entirely remodelled by the current owners. An impressive extension designed by Paul Archer architects. The kitchen has recently been fitted with a new Bulthaup kitchen with a large island, it comprises an array of wall, base and drawer units with low profile worktops. Four Gaggenau ovens, five ring gas hob with extractor hood above, integrated dishwasher, 1 ½ squared chrome sink with chrome mixer tap over and integrated drainer unit to side. The island in turn acts as a breakfast bar and is fitted with a wine cooler also. There is a heated tiled floor and monoslide doors that stack allowing a seamless connection from inside to out, this also floods the space with natural light coming from the rear elevation alongside the high-level glazing which has been used as well as a skylight window above. Steps to the rear of the kitchen descend down to the lower ground floor.

#### LOWER GROUND FLOOR

**Gym:** (14'11" x 11'10") (4.55m x 3.60m) a versatile space currently used as a gym; laid with wooden floorboards. Access off to lower ground floor wc and utility space. Moulded skirting boards, inset ceiling downlights. Steps descend to:-

**Family Room:** (23'11" x 18'4") (7.30m x 5.80m) a really versatile space currently utilised as a family room/games room with light coming in from the rear elevation via large double glazed door opening out to courtyard space which subsequently ascends up to the garden. Laid with stripped wooden floorboards, ceiling downlights, access off to two large storage cupboards.

**WC:** tiled flooring, low level wc, pedestal hand wash basin with chrome tap, ceiling downlights.

**Utility:** stripped wooden floorboards, space for freestanding washer and dryer, countertop with square edged wooden worktops and decorative tiled surround behind. 1 ½ bowl ceramic sink with stainless steel swan neck mixer tap over, useful base and drawer units, extractor fan, ceiling downlights.





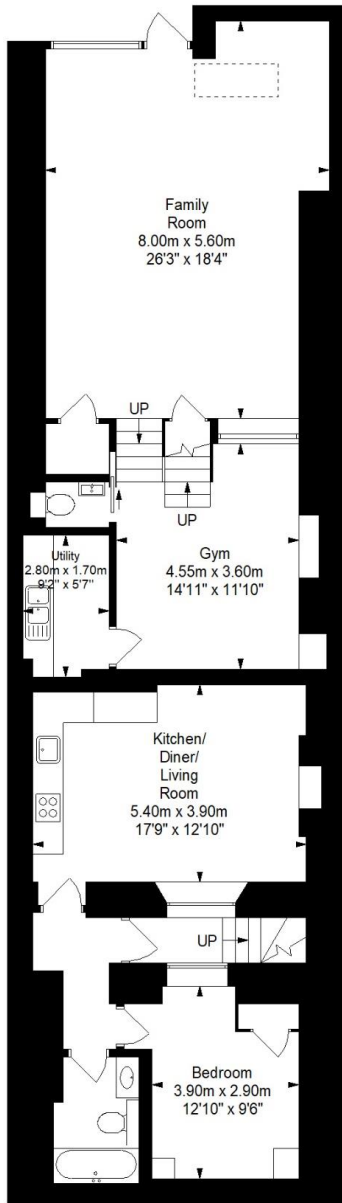


# Kensington Place, Clifton, Bristol, BS8 3AH

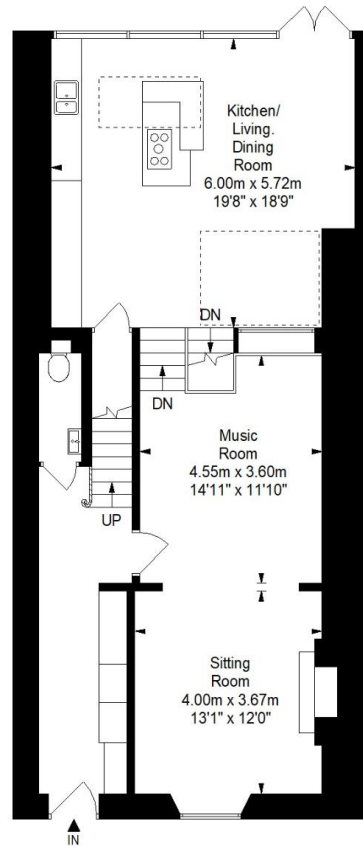
Approximate Gross Internal Area = 269.6 sq m/ 2902.0 sq ft  
(Excludes Annexe Area)

Annexe Area = 41.6 sq m/ 447.8 sq ft

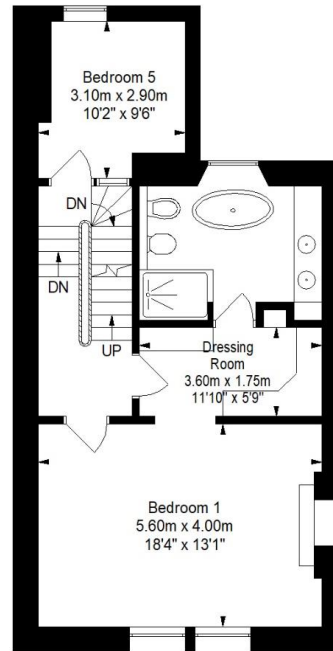
Total Area = 311.2 sq m/ 3349.8 sq ft



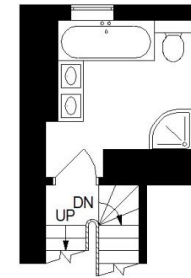
**Lower Ground Floor**



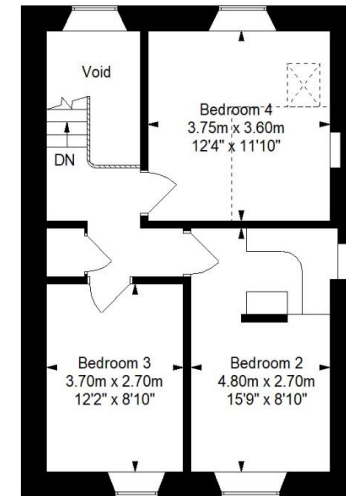
**Ground Floor**



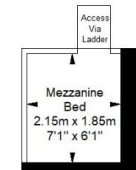
**First Floor**



**First Floor  
Half Landing**



**Second Floor**



**Mezzanine**

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

## FIRST FLOOR

**Landing:** staircase rises from the entrance hall via half landing with door off to study/bedroom 5. Main first floor landing with gas radiator. Door to master bedroom suite.

**Study/Bedroom 5: (10'2" x 9'6") (3.10m x 2.90m)** laid with fitted carpet, moulded skirting boards, inset ceiling downlighters, plenty of natural light coming in from the rear elevation via double glazed windows. A good sized study room with enough space for a double bed, but currently utilised as a work from home office space.

**Master Bedroom Suite:** described separately as follows:-

**Bedroom 1: (18'4" x 13'1") (5.90m x 4.00m)** occupying the full width of the house, laid with fitted carpet, moulded skirting boards, original cast iron fireplace with log burner and marble surround, picture rail, beautiful ceiling cornice and ceiling rose with light point, light flooding in via the front elevation with leafy outlook across towards the street scene via two large double glazed sash windows, gas radiator, easily enough space for a king size bed and desk dependent upon one's needs.

**Walk-In Wardrobe:** accessed via wooden four-panelled door, laid with stripped wooden floorboards, moulded skirting boards, inset ceiling downlights, variety of wall mounted shelving and wardrobe units.

**En Suite:** glass sliding doors opens to an exceptionally large en-suite laid with beautiful tiled flooring with underfloor heating, shower cubicle with glass surrounds and wall mounted stainless steel shower head and controls, inset ceiling downlights, stylish cubed tiled walls on four sides, chrome towel radiator, light coming from the rear elevation via double glazed window with outlook across towards the garden and working wooden shutters. Wall mounted units with 'his' and 'hers' hand wash basin with stainless steel taps, extractor fan.

## SECOND FLOOR

**Landing:** staircase rises from the first floor via half landing with door off to family bathroom/wc. Main second floor landing laid with fitted carpet, moulded skirting boards, gas radiator, multiple light points. Doors off to bedroom 2, bedroom 3 and bedroom 4.

**Family Bathroom/WC:** laid with tiled flooring, low level dual flush wc, bath with stainless steel controls, stylish tiled walls, shower cubicle with glass screen and wall mounted stainless steel shower head and controls, inset ceiling downlights, extractor fan, chrome towel radiator, wall mounted 'his' and 'hers' hand wash basin with chrome tap over, light coming in from above via a large skylight and from rear elevation via partially frosted double glazed window.

**Bedroom 2: (15'9" x 8'10") (4.80m x 2.70m)** a well-proportioned room with enough space for a double bed, desk, wardrobes etc. Laid with fitted carpet,

light coming from the front elevation via double glazed window with leafy outlook across towards the street scene, gas radiator.

**Bedroom 3: (12'2" x 8'10") (3.70m x 2.70m)** a very well-proportioned bedroom laid with fitted carpet, gas radiator, light coming in from the front elevation via double glazed sash window with leafy outlook across towards the street scene with curtain rail above.

**Bedroom 4: (12'4" x 11'10") (3.75m x 3.60m)** an exceptionally well proportioned bedroom, laid with fitted carpet, moulded skirting boards, lots of light coming in from the rear elevation via double glazed window with leafy outlook across towards garden. Easily enough space for a king size bed, desks, wardrobes etc.

## ANNEXE (SELF CONTAINED ONE BEDROOM FLAT)

**Kitchen/Living Room: (17'9" x 12'10") (5.40m x 3.90m)** open plan living space, the kitchen has an L shaped unit which comprises of a variety of wall, base and drawer units. Gas oven with 4 ring hob over, bowl sink with tap over.

**Bedroom: (12'10" x 9'6") (3.90m x 2.90m)** a good sized room with lots of light coming through, integrated cupboard space, ceiling light point.

**Bathroom/WC:** modern suite comprising low level wc, pedestal hand wash basin, bath with wall mounted shower head and controls over.

## OUTSIDE

**Front Courtyard:** accessed via pavement off the street from the front elevation, predominantly laid to patio tiles with low level dwarf boundary wall to front elevation and enclosed by metal railings. Steps descend down to the private entrance to the self-contained flat. Bin storage space enclosed by wooden panelling. A useful and easy to maintain space with a variety of plants and shrubs laid to its borders.

**Rear Garden:** accessed via the kitchen/dining space or from the lower ground floor family room; an exceptionally well-proportioned garden not typically associated with town houses of this age due to its 45ft x 25ft dimensions. Predominantly laid to astroturf and enclosed by a variety of mature shrubs, plants and trees to its borders providing a degree of tranquillity and privacy. There is a small patio area at the beginning of the garden which is the perfect al-fresco dining space and an ideal spot for a barbecue, to the end is a wooden decking area which looks directly back at the house. Not only is this an exceptionally well-proportioned space, but it also enjoys a southerly aspect which soaks up most of the days' sun.

## IMPORTANT REMARKS

## Viewing & Further Information:

available exclusively through the sole agents, Richard Harding Estate Agents, contact us on: 0117 946 6690.

## Fixtures & Fittings:

Only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

**Tenure:** it is understood that the property is Freehold. This information should be checked with your legal adviser.



124 Whiteladies Road, Clifton,  
Bristol BS8 2RP  
Tel: 01179466690  
Email: sales@richardharding.co.uk

[www.richardharding.co.uk](http://www.richardharding.co.uk)

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-and-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.