



57 Pembroke Road, Clifton

Guide Price: £1,200,000

RICHARD
HARDING



57 Pembroke Road,

Clifton, Bristol, BS8 3BE

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An elegant 5/6 bedroom, 2/3 reception room end of terraced Italianate style Clifton town house measuring approximately 3,400 sq.ft. Benefitting from front garden, rear courtyard, a pair of south-westerly facing balconies, gated front driveway and integral garage. No onward chain.

Key Features

- Built circa 1843, an ashlar stone fronted Grade II listed town house full of original features and flexible accommodation. Measuring approx. 3,425 sq. ft. or 318 sq m and arranged over five storeys.
- Superbly located, equidistant from Clifton Village and Whiteladies Road with fine views from the upper floors.
- A highly usable lower ground floor enjoying separate entrance, 2.47m high ceilings, garage and full height windows, with potential to form a separate dwelling subject to consents.
- Outside space includes a front garden and raised seating area, lower rear courtyard and a pair of sunny balconies.
- No onward chain making a prompt move possible.





HALL FLOOR

APPROACH: the property is approached over front garden/driveway to a turning stone staircase with half landing flanked by decorative iron railings, further step up to box porch side entrance with outside light and six-panelled wooden door into:-

ENTRANCE VESTIBULE: long and impressive vestibule with large twelve-paned wood framed sash window to side elevation overlooking Clifton Cathedral, high ceilings, dado rail, coat hanging space, integrated floor mat and polished wooden floor. Stained glass paned internal door through to:-

RECEPTION HALL: central reception hall acting as a pivot point for the principal rooms on this level, with further wood framed sash window to side elevation overlooking Clifton Cathedral, high ceilings and polished wooden flooring continues with ornate ceiling mouldings and dado rail. Staircases both rising to the upper floors and descending to the basement level.

DINING ROOM: (19'0" x 17'3") (5.79m x 5.27m) front reception room with shallow angled window bay with wood framed sash windows overlooking the front garden, high ceilings continue. Fireplace with cast iron surround, decorative tiles and stone hearth. Built-in cupboards either side of chimney breast with large alcove on opposing wall, picture wall and varnished wooden flooring.

KITCHEN: (17'2" x 13'1") (5.23m x 3.98m) dual aspect room with wood framed sash window to side elevation overlooking Clifton Cathedral and doors to rear elevation opening onto balcony, high ceilings continue, central ceiling rose, ornate ceiling mouldings, picture rail, fitted kitchen with square edged work surfaces with upstand, twin Villeroy & Boch bowl sinks with swan neck mixer tap, 'Quooker' instant hot water tap, eye level cupboards with display cabinets and undercounter cupboards and drawers, integrated dishwasher, space for American style fridge/freezer, space for range style cooker with extractor hood over, and polished wooden flooring throughout.

Balcony: (16'3" x 5'6") (4.95m x 1.68m) from kitchen, south-westerly facing balcony with wooden decking at raised hall floor level and outside power.

UTILITY ROOM: accessed from the half landing down from the hall floor, very high ceilings allowing for clothes airer on a pulley system, worksurfaces, space & plumbing for kitchen appliance and hot water cylinder. Further power and lighting.

FIRST FLOOR

LANDING: turning staircase with polished wooden balustrade, dado rail and attractive ceiling mouldings rises to the first floor landing. This is flanked by two large rooms with natural light from internal glazed windows above the door to:-

WET ROOM/WC: accessed straight ahead from the landing; partially obscured wood framed sash window to side elevation, fully tiled walls and floors with gentle slope to central drain, underfloor heating, mains fed rainhead shower and further shower attachment, heated towel rail, wc with concealed cistern, worksurface, storage alcoves, wall hung square edged hand basin with central mixer tap, mirrored medicine cabinet and further wall hung mirror with lighting, ceiling mounted extractor fan.

SITTING ROOM: (18'10" x 18'5") (5.74m x 5.62m) a fine first floor reception room with potential for a further bedroom if required; angled front window bay with wood framed sash windows overlooking street scene with window seats below, high ceilings with central ceiling rose, ornate ceiling mouldings, four alcoves, a pair of radiators and varnished wooden flooring.

LIBRARY/BEDROOM 2: (17'2" x 13'2") (5.23m x 4.01m) dual aspect room with floor to ceiling wood framed sash window to side elevation overlooking Clifton Cathedral with wooden window shutters and further double glazed window to rear elevation with deep sill. Currently used as a library/music room, but clearly can act as an impressive bedroom with high ceilings, central ceiling rose, ornate ceiling mouldings, picture rail, built-in bookshelves and cupboards along two sides, radiator with cover. Decorative fireplace surround with tiled grate and stone hearth. Built-in wardrobe positioned over the staircase.

SECOND FLOOR

LANDING: turning staircase, dado rail, ornate ceiling mouldings, radiator and attractive wooden balustrade continue to the second floor landing. Fine views to side elevation looking North towards the Downs and Clifton College via wood framed sash window with sill. Flanked by two opposing doors which lead to:-

BEDROOM 1: (17'9" x 14'11") (5.42m x 4.54m) dual aspect room with wood framed sash windows to front and side elevations, a pair of radiators, simple ceiling mouldings and polished wooden flooring. Internal door opens to:-

En-Suite Bathroom/WC: a long en-suite bathroom with interstitial corridor which opens to a generous sized internal bathroom with acrylic double ended bath with swan neck side mixer tap, mains fed shower with hose attachment, pedestal hand basin, heated towel rail, close coupled wc, tiled walls to half wall height extending to ceiling height around the bath enclosure, twin fixed wall mirrors, wall mounted extractor fan and tiled flooring.

BEDROOM 5: (13'7" x 10'10") (4.13m x 3.30m) dual aspect room with wood framed sash windows to side and rear elevation with fine views, simple ceiling mouldings and radiator.





THIRD FLOOR

LANDING: dado rail, attractive balustrade and turning staircase rising to the third floor landing. Pair of shallow airing cupboards and loft access hatch.

SHOWER ROOM/WC: accessed from the half landing before the main upper landing. Natural light via skylight, close coupled wc, small handbasin, splashback tiling, fixed wall mirror, ceiling mounted extractor fan, heated towel rail, shelving, corner shower cubicle with mains fed shower with hose attachment.

BEDROOM 3: (front) (17'9" x 14'11") (5.42m x 4.55m) dual aspect room with wood framed skylights with integrated blinds to front and side elevation with incredible cityscape views and direct views towards Clifton College, varnished wooden flooring, generous head height, hand basin with tiled enclosure, and radiator.

BEDROOM 4: (17'11" x 9'9") (5.45m x 2.97m) patio style doors and windows to rear elevation looking towards Clifton Cathedral open to balcony, small built-in wardrobe, radiator, generous ceiling height, wall hung handbasin with splashback tiling.

Balcony: highly usable south-westerly facing decked balcony directly overlooking Clifton Cathedral.

LOWER GROUND FLOOR

from the hall floor half landing staircase descends to:-

HALLWAY: door to rear courtyard, door to front elevation providing alternative entrance, and radiator. **Boiler Cupboard** housing zonal heating controls and water softener.

BEDROOM 6: (17'3" x 12'4") (5.35m x 3.75m) dual aspect room with wood framed sash windows (one of which has secondary glazing) to side and rear elevations looking into the side and rear courtyard with wood panelling and wooden window shutters, pair of built-in wardrobes and radiator.

SHOWER ROOM/WC: shower cubicle with tiled enclosure and electric Mira Zest shower, close coupled wc, pedestal corner hand basin, tiling to half wall height, a pair of fixed wall mirrors and ceiling extractor fan.

UTILITY: (14'11" x 4'4") (4.54m x 1.32m) work surface with integrated stainless steel sink and mixer tap with splashback tiling, barrel vaulted ceiling, radiator, tiled floor and cupboard housing electric consumer unit.

OUTSIDE

GARAGE: (18'6" x 13'3" max) (5.64m x 4.03m) integral garage with standard up and over door, concrete floor, power, lighting, column radiator and shelving. Currently used as a gymnasium.

LOWER REAR COURTYARD: (20'3" x 5'0" and 14'0" x 4'4") (6.18m x 1.53m and 4.27m x 1.32m) 'L' shaped rear sunken courtyard to side and rear elevations with flagstone flooring, storage shed positioned under the hall floor balcony and outside power.

FRONT GARDEN: (29'11" x 25'1" max) (9.12m x 7.66m) a front courtyard garden doubling as driveway with wrought iron metal gates and stone borders, currently laid with artificial lawn and a raised seating area to one side with bedded borders.

PARKING: gated parking for at least two cars on the front driveway/garden.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items 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.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G.

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.





Pembroke Road, Clifton, Bristol BS8 3EB

Approximate Gross Internal Area 318.20 sq m / 3425.10 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.