



14 Sion Hill, Clifton  
Guide Price £1,750,000

RICHARD  
HARDING







# 14 Sion Hill,

Clifton, Bristol, BS8 4BA

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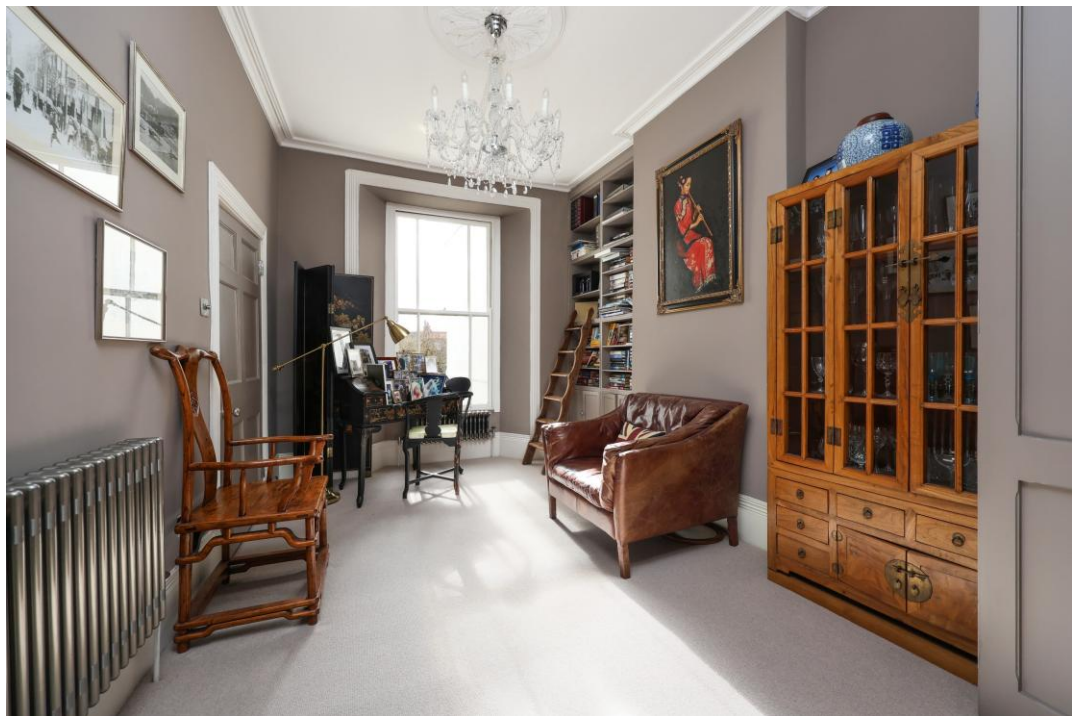
A beautifully presented grade II listed Georgian town house, situated in an iconic location fronting Clifton Down and the Suspension Bridge.

## Key Features

- Versatile accommodation includes 4 bedrooms (plus study), 2 reception rooms, a large sociable kitchen/dining room and a beautiful balcony fronted drawing room.
- Presented to a high standard throughout with modern fittings blended with period character and features.
- Courtyard garden and stunning roof terrace with views towards Dundry.
- Ample accommodation (circa 2,700 sq. ft.) with flexible lower ground floor rooms, perfect for teenagers or dependent relatives.
- **Ground Floor:** entrance vestibule, reception hallway, kitchen/dining room, utility room.
- **Lower Ground Floor:** landing, reception 3, bedroom 4, walk-in storage cupboard, shower room/wc
- **First Floor:** landing, drawing room, reception 2, cloakroom/wc
- **Second Floor:** landing, principal bedroom suite with walk-in wardrobe and en-suite bath/shower room/wc, study.
- **Third (Top) Floor:** landing, bedroom 2, bedroom 3, shower room/wc.
- **Outside:** rear courtyard, roof terrace (11'0 x 6'5).
- An impressive period family home in a breathtaking location in the heart of Clifton Village.







## GROUND FLOOR

**APPROACH:** via the main front door, opening into:-

**ENTRANCE VESTIBULE:** (5'10" x 3'8") (1.78m x 1.12m) high ceilings with ceiling coving, dado rail, alarm control panel, floor mat and period style radiator. Part glazed door leading through into:-

**RECEPTION HALLWAY:** hallway with a wide wall opening providing a sociable connection through to the kitchen/dining room, providing a lovely welcoming entrance into the building. The hallway extends past the kitchen and to the rear of the property where a staircase ascends to the first floor landing and descends to the lower ground floor. Engineered oak flooring, radiators, window to side and a door accessing a utility/boot room.

**KITCHEN/DINING ROOM:** (28'3" x 11'3") (8.60m x 3.42m) a fabulous sociable large kitchen/dining space with dual aspect windows to front and rear, with the front sash window offering a gorgeous view out onto Clifton Down green and the Suspension Bridge. The kitchen is well appointed with marble effect quartz worktop, central island with overhanging breakfast bar, chimney recess with space for range cooker, integrated fridge/freezer and dishwasher, engineered oak flooring. Ample space for large family dining table and chairs, and a radiator.

**UTILITY ROOM:** (9'10" x 5'9") (3.00m x 1.76m) plumbing and appliance space for washing machine and dryer, sliding doors accessing a boiler cupboard housing the Vaillant gas central heating boiler and pressurised hot water tank. Belfast style sink with tiled splashbacks, dual aspect windows to rear and side, and heated towel rail.

## LOWER GROUND FLOOR

**Flexible lower ground floor accommodation, perfect for teenagers or work space from home, etc.**

**LANDING:** tiled flooring, part glazed door to side accessing a pretty rear courtyard, understairs storage cupboard and door off to:-

**RECEPTION 3:** (14'8" x 12'9" max) (4.47m x 3.89m) a good sized reception room or double bedroom, built-in cabinet with sink and mini fridge, further storage space, wood flooring, sash window to rear and a radiator. Doors off to bedroom 4 and a walk-in storage cupboard.

**BEDROOM 4:** (front) (13'2" x 8'4") (4.02m x 2.55m) high level meter cupboard, window to front, radiator and inset spotlights.

**SHOWER ROOM/WC:** walk-in wet room style shower, tiled floor, wall mounted wash hand basin, low level wc, radiator, window to side elevation.

## FIRST FLOOR

**LANDING:** staircase continuing up to the second floor landing, and a radiator. Doors off to drawing room, reception 2 and cloakroom/wc.

**DRAWING ROOM:** (front) (15'2" x 15'2" max into chimney recess) (4.62m x 4.61m) a glorious and elegant drawing room with high ceilings, ceiling coving and central ceiling rose. Two floor to ceiling sash windows accessing a balcony with incredible views over Clifton Down, Suspension Bridge and Avon Gorge. Period style radiator and a fireplace. Folding doors providing a sociable connection through to reception 2, which can be separated or opened depending on one's requirements.

**RECEPTION 2:** (13'4" x 10'3" max into chimney recess) (4.07m x 3.11m) a useful second reception room or home office with large sash window to rear, built-in bookcasing to chimney recess and a period style radiator.

**CLOAKROOM/WC:** (10'0" x 5'10") (3.05m x 1.78m) low level wc, wall mounted wash basin with tiled splashbacks, tiled flooring, dual aspect windows to rear and side, radiator, inset spotlights and an extractor fan.

## SECOND FLOOR

**LANDING:** doors off to the principal bedroom suite with dressing room and en-suite, further door accessing a study.

**PRINCIPAL BEDROOM SUITE:**

**Bedroom 1:** (15'6" x 15'6" max into chimney recess) (4.73m x 4.71m) an incredible principal double bedroom with two sash windows to front offering iconic views over the Suspension Bridge. Ceiling coving and a radiator. Door to:-





**Dressing Area:** (10'0" x 5'2") (3.04m x 1.57m) a walk-in wardrobe with built-in cabinets with hanging rails and open shelving.

**En-Suite Bath/Shower Room/WC:** (10'1" x 7'7") (3.07m x 2.31m) white suite comprising freestanding roll edged bath with floor mounted mixer taps, walk-in wet room style shower area with system fed shower, low level wc, wash hand basin set into a granite counter with cabinets beneath, tiled floor, tiled walls, sash window to rear and heated towel rail.

**STUDY:** (10'2" x 5'10") (3.10m x 1.78m) a perfect home office tucked away at the rear of the property with window to side, inset spotlights and a radiator.

### **THIRD (TOP) FLOOR**

**LANDING:** plenty of natural light provided by the French doors to rear accessing the roof terrace. Further window to side, radiators and a loft hatch. Doors off to bedroom 2, bedroom 3 and a shower room/wc.

**BEDROOM 2:** (front) (16'4" max into chimney recess x 11'0") (4.97m x 3.34m) a double bedroom at the front of the property with two picture sash windows to front offering an elevated grandstand view over Clifton Down and the Suspension Bridge, inset spotlights, loft hatch, built-in desk or dressing table, and a radiator.

**BEDROOM 3:** (rear) (13'10" x 10'7") (4.22m x 3.22m) a double bedroom with sash window to rear with lovely cityscape views over the rooftops of Clifton towards the Dundry hills in the distance, and a radiator.

**SHOWER ROOM/WC:** wet room style walk-in shower, low level wc with concealed cistern, wall mounted twin wash hand basins with mixer taps, part tiled walls, towel rail/radiator.

### **OUTSIDE**

**REAR COURTYARD:** small rear courtyard accessed from the lower ground floor landing providing some outside space with a handy pedestrian rear access lane.

**ROOF TERRACE:** (approx. 11'0" x 6'5") (3.34m x 1.96m) glorious south facing roof terrace with incredible views over neighbouring gardens and rooftops of Clifton towards the Dundry hills in the distance. Tiled flooring and outdoor lighting. There is space for outdoor seating providing a lovely elevated place for an evening drink.

### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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.



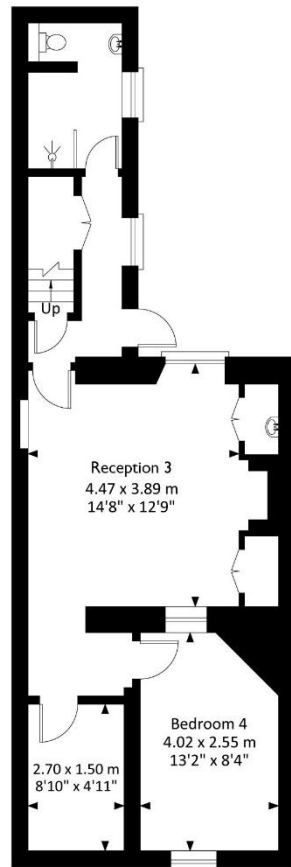




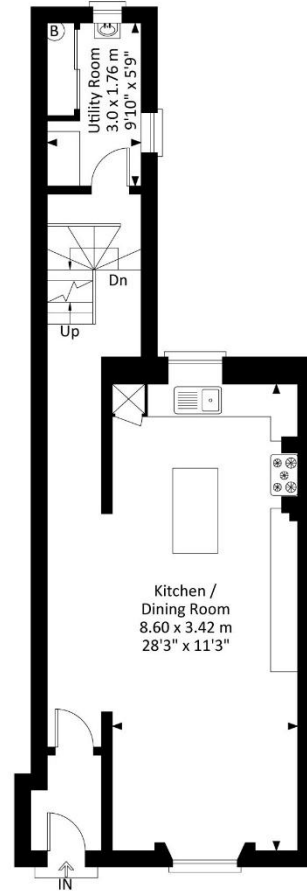


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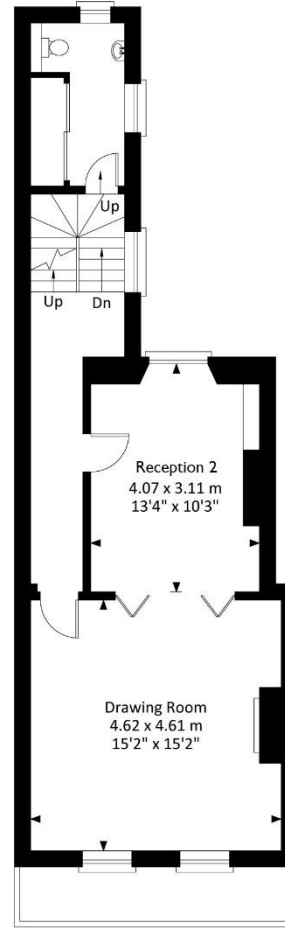
Approximate Gross Internal Area = 247.29 sq m / 2661.80 sq ft



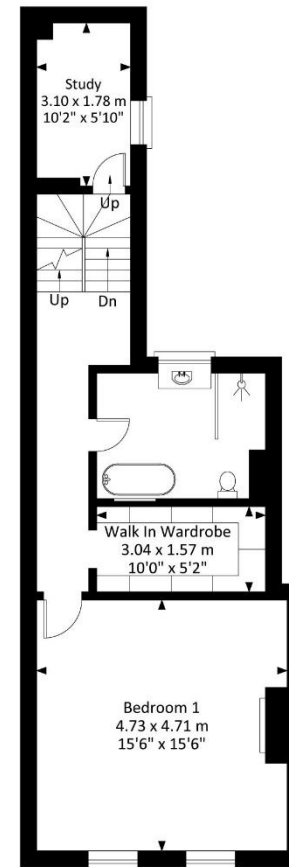
Lower Ground Floor



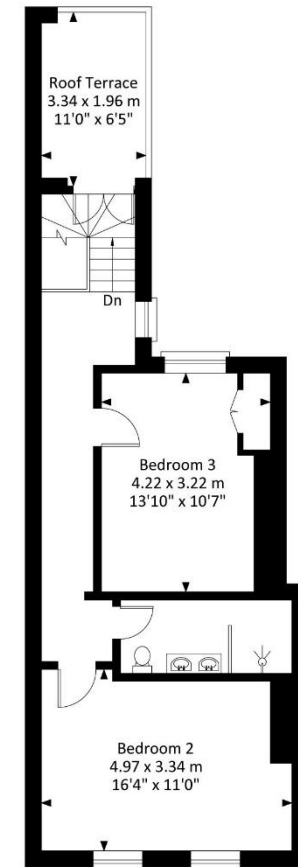
Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, measurements and approximate, not to scale.