



6 BELGRAVE PLACE,  
CLIFTON, BRISTOL, BS8 3DD



**An elegant and architecturally stunning grade II listed family town house with front and rear gardens.**

**Price Guide: £1,350,000**

**Richard Harding**

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124, Whiteladies Road, Clifton, Bristol, BS8 2JP







## 6 Belgrave Place, Clifton, Bristol, BS8 3DD

An elegant and architecturally stunning grade II listed family town house with front and rear gardens.

- Dating from circa 1850 and constructed in an Italianate style complete with Venetian first floor windows and front and rear stone balconies.
- Bright and elegant accommodation comprising 4/5 bedrooms, relaxed kitchen/dining room opening onto the rear garden, formal dining room, drawing room, useful and valuable additional rooms including utility, study and tv/snug.
- Outside is a very pleasant, lawned town garden with dappled shade and privacy.
- Option to purchase a garage located approx. 150m away in Hanbury Road
- Set in a coveted and discreet location on a very pleasant and leafy backwater yet close to Clifton Village, Whiteladies Road, and the Triangle/Park Street.
- A cherished family home and selling only due to job relocation.

**Route to the property:** From our office at 124 Whiteladies Road, head south towards the city centre and take the first right hand turning into Apsley Road and continue to the T junction with Pembroke Road. Turn left into Pembroke Road and take the fourth main right hand turning (just after the cathedral) into Clifton Park and then first left into Pembroke Grove. Belgrave Place is the next right hand turning and the property will be found a short way up on your right.



### GROUND FLOOR

**ENTRANCE VESTIBULE:** (6'6" x 3'6") (1.98m x 1.07m) exposed wooden flooring, original entrance door with semi-circular overhead, partially glazed door opening into the entrance hall and door opening into:

**DOWNSTAIRS WC:** a small but perfectly formed and very central downstairs toilet with low level wc, wall mounted wash hand basin both Duravit, tiled walls, tiled floor and opaque glazed window to the front elevation. Door which leads down to the lower ground floor rooms.

**ENTRANCE HALLWAY:** (10'10" x 6'5" overall inclusive of stairwell) (3.30m x 1.96m) exposed wooden flooring, radiator, doors opening up into the dining room and kitchen/family room, ceiling mouldings, dado rail, continuation of exposed wooden flooring, staircase with period handrail and balustrade rise to the first floor.

**FORMAL DINING ROOM:** (front) (17'3" x 12'0" into chimney recess) (5.25m x 3.67m) fine room with high ceilings, ornate ceiling cornice and central ceiling rose, picture rail, engineered oak wooden flooring, radiator, large multi-paned sash window to the front elevation with working shutters and deep architrave surround, deep skirting board, cast iron fireplace with tiled hearth and polished stone surround and mantle.

**KITCHEN/FAMILY ROOM:** (19'1" into chimney recess x 15'1" into window recess) (5.82m x 4.60m) stunning room with very high ceilings, ornate ceiling cornice and central ceiling rose, large wooden double doors with overlights and side panels complete with full height working shutters which open out onto the rear garden, further sash window to the rear elevation, picture rail, fitted with a range of wall and base units incorporating granite working surface, stainless steel sink unit with mixer tap, electric induction hob, electric oven and multi-function microwave oven and heating drawer. Space for large fridge/freezer and integrated Bosch dishwasher, exposed wooden flooring, deep architrave and skirting boards and 2 radiators.

### LOWER GROUND FLOOR

**APPROACH:** stairs descend into a small hall and doors lead off to bedroom 5/study, sitting room and bathroom/wc.

**SITTING ROOM/TV/SNUG:** (16'8" x 11'11") (5.08m x 3.63m) large multi-paned sash window to the front elevation complete with working shutters, radiator and door to Vestibule which has a doorway opening to the front vault to provide independent access, if required and cupboard housing the hot water tank. Door at the rear which leads into the utility.

**UTILITY:** (13'7" x 8'10") (4.15m x 2.68m) partially glazed door and window to the rear elevation, original fireplace with wooden surround and mantle, fitted with a range of base and wall mounted units incorporating working surface, 2 stainless steel sink units with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler.

**BEDROOM 5/STUDY:** (13'4" x 8'10") (4.07m x 2.68m) sash window to the rear elevation, radiator.

**BATHROOM/WC:** smart white suite comprising low level wc, wash hand basin with vanity unit beneath, small bath with overhead shower (all fittings are Duravit), heated towel rail, tiled floor and tiled walls, recessed spotlights and under stair storage.



#### FIRST FLOOR

**LANDING:** (17'7" x 6'6" overall inclusive of stairwell) (5.36m x 1.98m) a continuation of the fine period stairs, balustrade and handrail rising to the upper floor. Large multi-paned sash window to the front elevation on the half landing bringing in an abundance of natural light, exposed wooden flooring, radiator and door to the drawing room and master bedroom.

**DRAWING ROOM:** (rear) (19'2" into chimney recess x 15'4" into window recess) (5.82m x 4.67m) a fine large room with high ceilings, ornate ceiling cornicing, picture rail, exposed wooden flooring, 2 radiators, impressive cast iron fireplace with marble surround and mantle, slate hearth, a stunning range of 'Venetian' wooden doors and windows to the rear elevation opening up onto stone balcony complete with full height working shutters, deep architrave panels surround.

**MASTER BEDROOM:** (front) (17'2" x 12'1" into chimney recess) (5.23m x 3.68m) high ceilings, ornate ceiling cornicing and central ceiling rose, large floor to ceiling semi-circular 'Venetian' sash window opening out onto a Juliette balcony complete with full height working shutters and architrave panel surround, cast iron hearth with tiled lapels, attractive tiled hearth and wooden surround, exposed wooden flooring, deep skirting boards.

#### SECOND FLOOR

**HALF LANDING:** (13'11" x 6'5" overall inclusive of stairwell) (4.24m x 1.96m) double glazed wooden skylight bringing in a lot of natural light. Doors lead off to bedroom 2, bedroom 3 and bedroom 4.

**SHOWER/WC:** white suite comprising low level wc, shower cubicle, wall mounted wash hand basin, partially tiled walls and high level sash window, recessed spotlights.

**BEDROOM 2:** (front) (12'0" into chimney recess x 11'6" min) (3.66m x 3.51m) a surprisingly high ceilings for the top floor, large sash window to the front elevation, radiator.

**BEDROOM 3:** (back right) (14'4" x 9'1" into chimney recess) (4.37m x 2.77m) ceiling cornice, access to roof space, cast iron fireplace, radiator.

**BEDROOM 4:** (back left) (14'3" x 9'6" into chimney recess) (4.34m x 2.89m) ceiling cornicing, sash window to the rear elevation, cast iron fireplace, radiator.

**SHOWER ROOM/WC:** (8'10" x 5'7") (2.69m x 1.70m) a very bright and good quality shower room with tiled floor, partially tiled walls, low level wc, sink and vanity unit beneath both Duravit, heated towel rail, large walk in shower cubicle and double glazed skylight providing plenty of natural light.

#### OUTSIDE

**FRONT COURTYARD:** (approx. 20'0" depth x 19ft width) (6.10m x 5.79m) paved with shrub and flower borders with a particularly pleasant outlook. Access and steps down to the independent access to the lower ground floor and 3 storage vaults which contain the gas and electricity metres.

**REAR GARDEN:** (32ft x 19ft) (9.75m x 5.79m) mainly laid as lawn with raised borders with a variety of ferns, shrubs, flowers and trees, access to the lower courtyard which in turn provides access to the utility room, if required.

**SINGLE GARAGE:** option to purchase a single garage located approx. 150m away on Hanbury Road. (16'0" x 8'2") (4.88m x 2.49m) with door opening width 7'0/2.13m. It is understood that the garage is Leasehold for the remainder of a 1000 year lease. It is further understood that there is an annual management company service charge of £100 p.a. and an annual ground rent of £3.15 p.a.

#### 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 by your legal adviser.

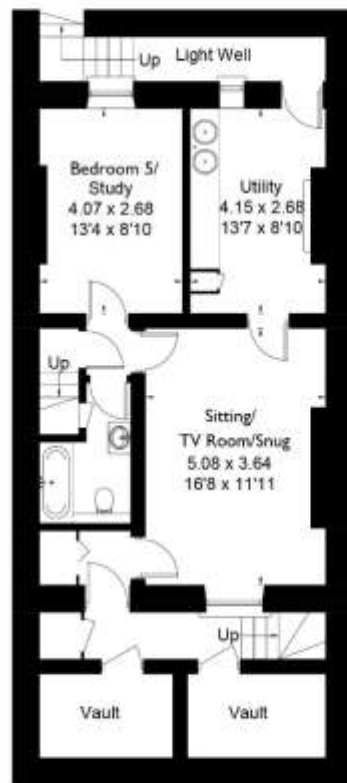
#### PLEASE NOTE:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

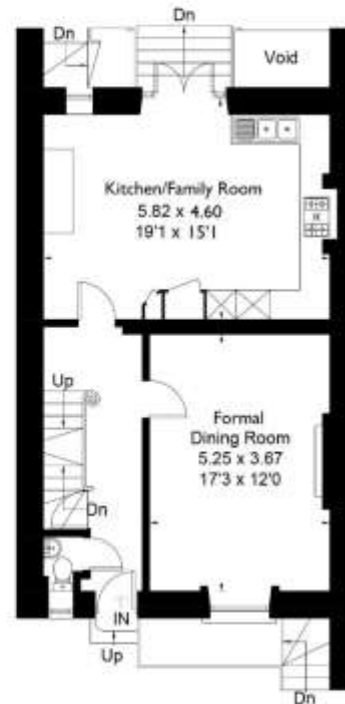


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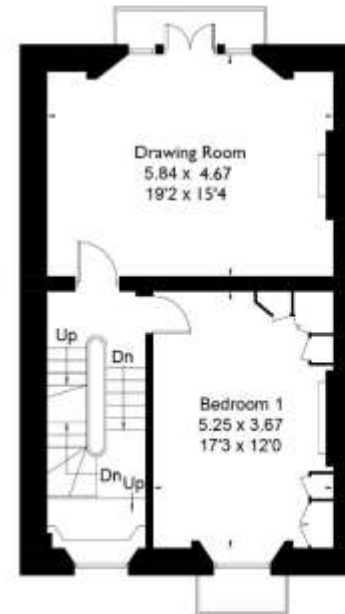
Approximate Area = 227.2 sq m / 2445 sq ft (Excluding Void / Vault)  
 Vault = 10 sq m / 108 sq ft  
 Total = 237.2 sq m / 2553 sq ft



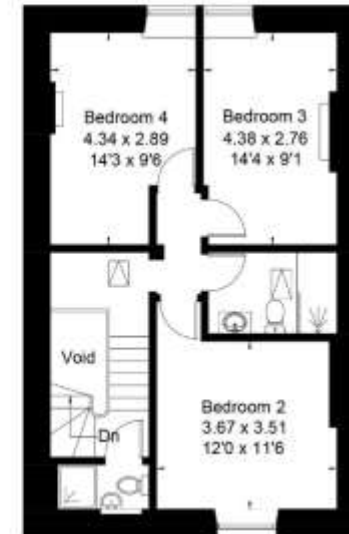
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 252784



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