



CLEEVE WOOD ROAD
DOWNEND, BRISTOL, BS16 2ST

£330,000





First Floor

Communal Hall

Entrance

Lounge/Dining Room

24'8 max x 10'10 max

Kitchen

9'11 x 5'11

Bedroom/Sitting Room

14'1 x 9'9

Bathroom

10'6 x 5'2

Second Floor

Bedroom

20'10 x 11'6 max

External

Communal Car Park

Garage



M Coleman Estate Agents are delighted to present this exceptional two-bedroom duplex apartment within the historic and highly sought-after Cleveewood House. Positioned on the borders of Frenchay and Downend this 18th-century Grade II listed residence exudes timeless elegance. This home offers proximity to the picturesque Frenchay Common, a tranquil green space and the Frome Valley Walkway where the River Frome winds through a wooded gorge rich in wildlife, all while providing excellent connectivity to Bristol city centre and beyond.

This beautifully presented residence is thoughtfully arranged over two floors, offering a harmonious blend of period features and contemporary living. On the lower level, the entrance flows seamlessly into a light-filled living space, accentuated by a rounded bay window adorned with original sash windows that flood the room with natural light and offer tranquil views of the communal grounds.

A square archway opens into the newly fitted kitchen, designed with both style and practicality in mind. A comprehensive range of modern wall and base units are complemented by integrated appliances, including a fridge freezer, oven, induction hob, extractor hood, dishwasher and a washer/dryer ideal for modern living. The lounge boasts a dual aspect, providing a versatile area that the current owner has previously utilised as a second bedroom.

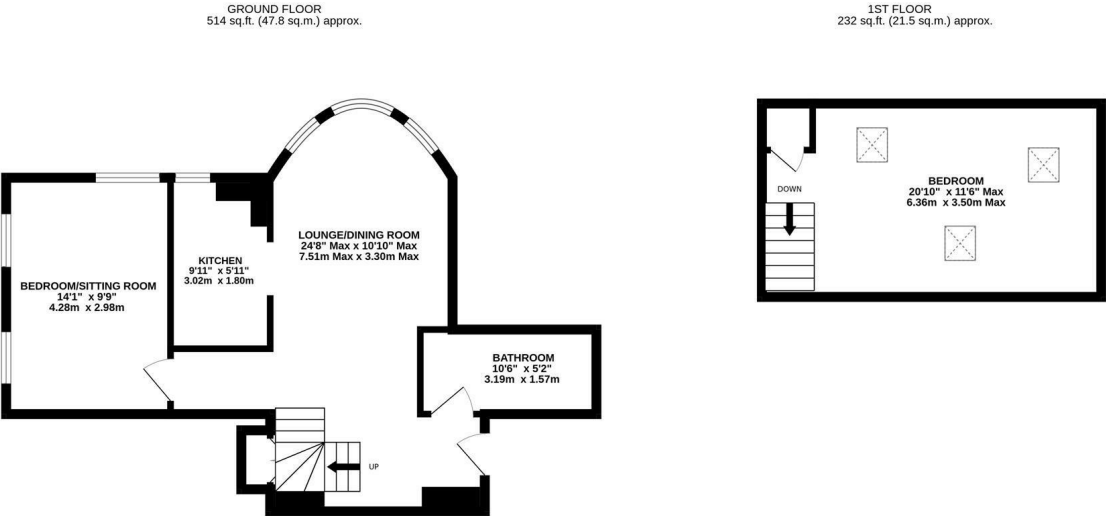
Also on the ground floor is an elegantly appointed four piece bathroom including a mains plumbed shower cubicle.

A solid oak staircase rises to the upper level, leading to the principal bedroom – an enchanting retreat beneath pitched ceilings and exposed timber beams that echo the property's rich heritage. Thoughtfully positioned windows add light and architectural interest to this beautifully atmospheric space.

Externally, the property benefits from well-maintained communal gardens, a residents' car park along with the valuable addition of a private garage – a true asset in this desirable location.



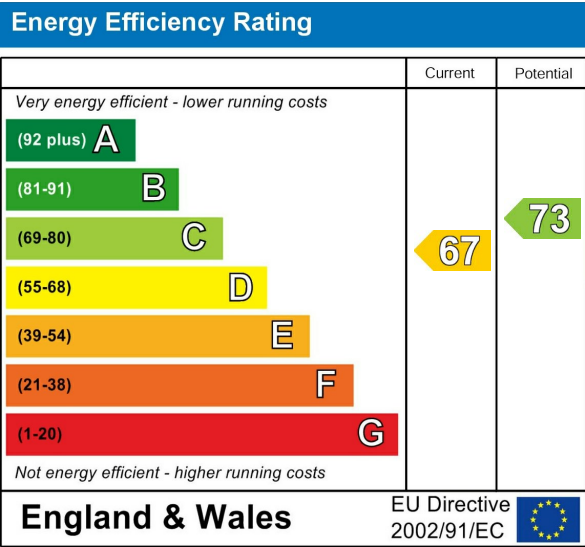
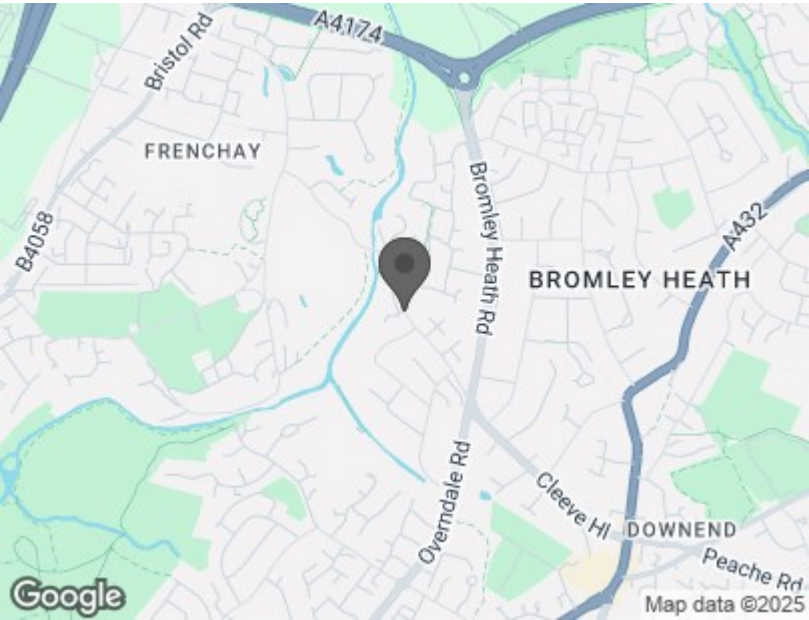
FLOOR PLAN



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



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