



39 Caledonia Place, Clifton, Bristol, BS8

An elegant Grade II listed townhouse situated in a prime location with a south facing garden in the heart of Clifton.

Summary of accommodation

Lower ground floor Kitchen/breakfast room | Dining room | Utility room | Boot room
3 vaults

Ground floor Entrance hall | Drawing room | Sitting room | Study | Cloakroom

First floor Study 2 | Principal bedroom with dressing room and en-suite bath and shower room

Second floor 3 further bedrooms | Family bath and shower room

Third floor 4 further bedrooms and a shower room

Outside Enclosed garden and terrace

Distances

Clifton village 0.1 miles | Park Street 1.3 miles | Bristol Temple Meads 3 miles
Bristol Airport 7.4 miles (Distances are approximate).









The Property

39 Caledonia Place is an exceptional, well-proportioned and handsome period townhouse in the heart of Clifton village and situated on one of Clifton's most prestigious squares, just moments from the centre of Clifton Village. The property is an exquisite Georgian townhouse with views across The Mall gardens and a south facing garden.

The elegant interior is arranged over five floors providing well-presented living accommodation. All features appropriate to the period remain and include archways, simple and ornate ceiling cornices, panelled doors with brass furniture in moulded architraves, sash windows with working shutters, marble fireplaces and period grates.

The versatile accommodation includes the two principal rooms on the ground floor which interconnect. The drawing room has two sash windows that look towards The Mall gardens and the sitting room has a southerly outlook across the private garden. To the rear of the house there is a study and cloakroom.

Stairs lead down to the lower ground floor where there is a large kitchen/breakfast room with Aga and adjoining dining room. There is a boot room/rear hall that leads to the enclosed terrace, overlooked by the kitchen and utility room. This floor is accessible from the external stairs in the front courtyard which gives access to three vaults and a separate entrance and hall which is currently used as a wine store.

Moving back up, the elegant staircase passes a 2nd study and shower room on the half landing. The first floor is solely dedicated to the principal bedroom which overlooks The Mall gardens, has a large dressing room and en-suite bathroom with separate shower.

The second floor is arranged with two bedrooms, one with a similar outlook to the principal bedroom and bedroom 3 looking over the private south facing garden and a family bathroom, also with a separate shower. The accommodation continues to the third floor where there are 4 additional bedrooms and a shower room.











Outside

39 Caledonia Place enjoys an enclosed south facing terrace and garden which is accessible from the rear hall/boot room on the lower ground floor. To the front of the property, there is a courtyard with a staircase to the pavement and gives access to three vaults.

Property information

Services: All mains services connected. Gas fired central heating.

Tenure: Freehold

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: G

EPC Rating: D

Guide Price: £2,300,000

Fixtures and fittings

All items in the nature of fixtures and fittings described in the particulars are included in this sale and all other such items are specifically excluded.

Viewings

Strictly by prior appointment with sole agents Knight Frank, Bristol 0117 317 1999





Approximate Gross Internal Floor Area

Main House = 423 sq m / 4,553 sq ft

Vaults = 13 sq m / 139 sq ft

Total Area = 436 sq m / 4,692 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Particulars dated January 2024. Photographs and videos dated September 2023.

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