

Caledonia Place

Clifton Village, Bristol



An elegant Grade II* Listed Townhouse in Caledonia Place, Clifton



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Summary of accommodation

Main House

Cellar

Lower Ground Floor: Courtyard | Living/dining room | Two bedrooms | Kitchen | Bathroom

Upper Ground Floor: Sitting room | Study | Bedroom | Bathroom

First Floor: Dining room | Kitchen | WC | Utility

Second Floor: Three bedrooms | Shower room

Third Floor: Sitting room/kitchen | Two bedrooms | Bathroom

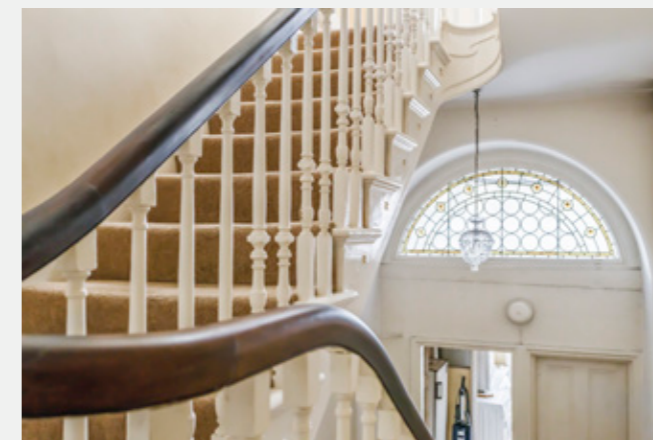


Situation

Located at the west end of Caledonia Place and boasting of views over the suspension bridge.



This is one of Clifton's most sought-after streets in the heart of the Village moments from boutique shops, cafes, and restaurants, while excellent transport links and local amenities are within easy reach.



The Property

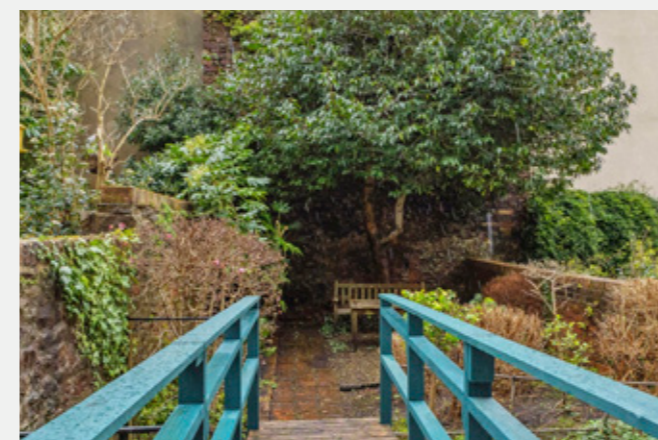
Situated on the prestigious Caledonia Place, dating back to 1841, this distinguished Grade II* listed townhouse presents an exceptional opportunity for full restoration. Currently arranged as a six-bedroom main residence with an additional two-bedroom basement flat and cellar, the property is available with vacant possession and is ideal for those looking to create a grand family home or explore investment potential.

The home benefits from exceptional proportions and showcases plenty of original features: high ceilings with intricate ceiling cornices; large sash windows, some with stained glass detailing and original shutters; ornate marble fireplaces in two of the reception rooms.

Accommodation is arranged over five floors – the lower ground floor is currently configured as a separate basement flat, with two bedrooms, kitchen, living room, bathroom and access to a separate courtyard and patio at the rear.

The ground floor hosts: a formal sitting room, with two full size sash windows looking out to St Vincents Garden; a bedroom and ensuite overlooking the rear garden; a versatile room, used as a study, with access to the rear garden.

The first floor hosts the drawing and with-drawing room/ kitchen which occupy the full first floor with full height sash windows to the front and 3.5-metre ceilings. These rooms are linked with recessed tri-fold doors. A full width canopied balcony is accessed from the Drawing Room and provides a brilliant view of St Vincents garden.



Three of the bedrooms are located on the second floor, serviced by a shower room on the half level. The two bedrooms along the front of the home boast views looking out to the Clifton Suspension Bridge.

The third floor is currently set out as two bedrooms, a bathroom, kitchenette and living room – previously used as a separate living area. This floor offers outstanding views over to the Clifton Suspension Bridge.

Outside

At the rear is a private, south facing, walled garden which is easily maintained. On the lower ground floor is an additional courtyard patio.

The home benefits of access to St Vincents garden, which is directly opposite the front door and is jointly owned by numbers 1- 6 Caledonia Place.

Property Information

Tenure: Freehold

Services: Mains connected

Local Authority: Bristol City Council

Council Tax: G / Basement Flat: C

Guide Price: £1,695,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

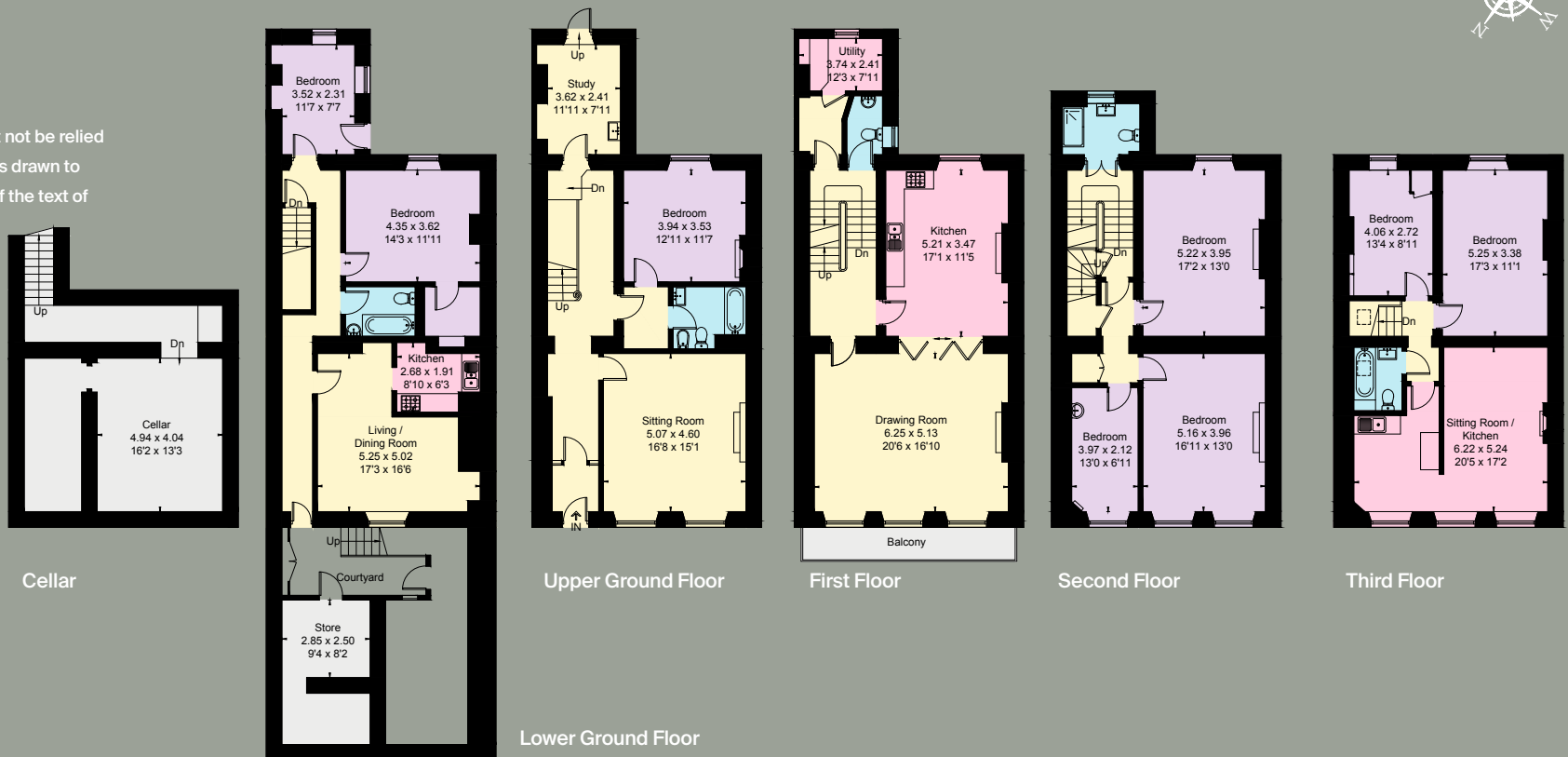
House = 391.8 sq.m / 4,217sq.ft

Cellar = 44.8 sq.m / 482 sq.ft

Outbuilding = 13.2 sq.m / 142 sq.ft

Total = 449.8 sq.m / 4,841 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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