

39 Caledonia Place

Clifton, Bristol



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

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



Summary of accommodation

Main House

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

Garden and Grounds

Enclosed garden and terrace



Situation

(Distances and times are approximate)



Ideally located in the heart of Clifton Village, one of Bristol's most desirable and vibrant neighbourhoods. The property enjoys immediate access to a wide selection of independent boutiques, cafés, restaurants, and delicatessens.



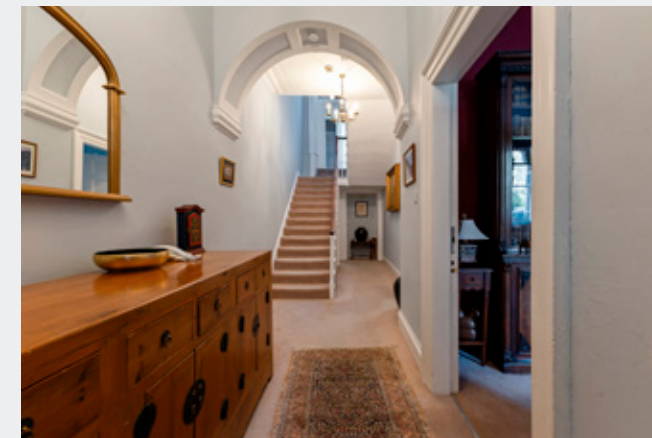
The area is exceptionally well served by a number of highly regarded schools. Within close proximity are Clifton College, Clifton High and Bristol Grammar School, both esteemed independent institutions. For primary education, Christ Church Primary and Hotwells Primary are popular choices.



The property benefits from excellent road links. With convenient access to the M32 and M5, enabling straightforward travel towards London, the South West, and the Midlands.



Regular bus services operate along the nearby Clifton Down Road and Whiteladies Road, offering direct routes into the city centre and beyond. Clifton Down railway station is less than a 15-minute walk away, providing regular services to Bristol Temple Meads and the wider rail network.



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.

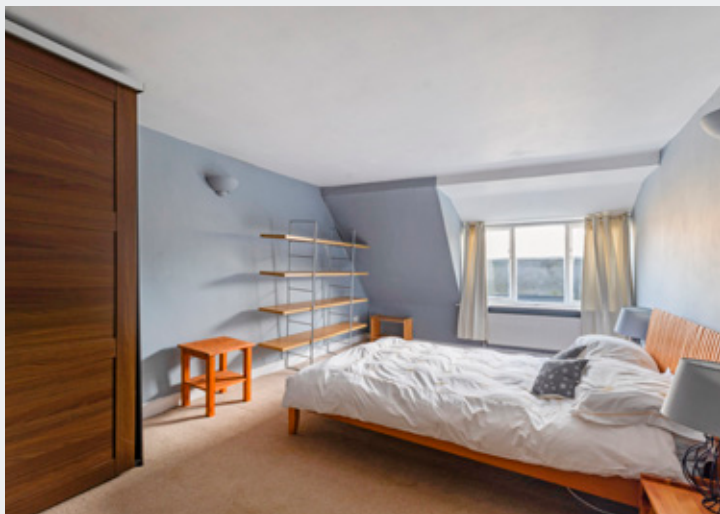
The elegant interior is arranged over five floors providing well-presented living accommodation. All features appropriate to the period remain and include archways, simple and ornate ceiling cornices, panelled doors with brass furniture in moulded architraves, sash windows with working shutters, marble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

Tenure: Freehold

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

Local Authority: Bristol City Council
Tel: 0117 922 2000

Council Tax: Band G

EPC: D

Guide Price: £2,250,000

Postcode: BS8 4DN

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

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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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 April 2025. Photographs and videos dated April 2025.

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