

Royal York Crescent

Clifton, Bristol



An exceptional Clifton townhouse,
30 Royal York Crescent is a meticulously
maintained family residence,
offering approximately 5,600 sq. ft of
outstanding accommodation in one of
Bristol’s most sought-after locations.



Summary of accommodation

Main House

Cellar: Storage | Workshop

Lower Ground Floor: Games room | Bedroom with en suite | Kitchen

Ground Floor: Entrance hall | Sitting room | Kitchen/breakfast room | Utility room | W.C

First Floor: Drawing room with balcony | Dining/sitting room | Study

Second Floor: Main bedroom with en suite | Further bedroom with en suite

Third Floor: Three further bedrooms, one with en suite | Family bathroom

Garden and Grounds

Front yard | Rear yard with store | Double garage | Rear garden | Terrace | Communal garden access



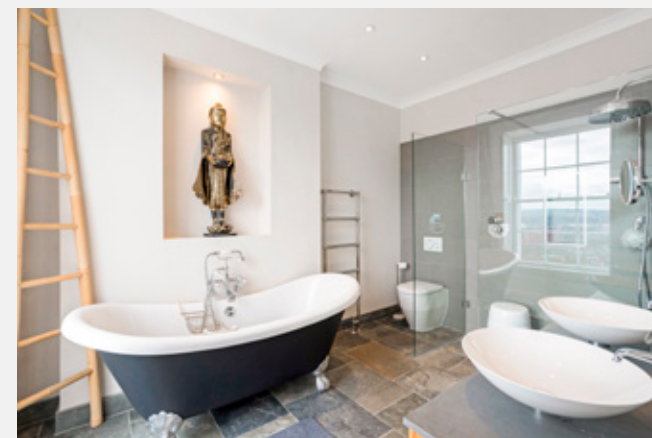
Situation

(Distances and times are approximate)

Royal York Crescent sits in the heart of popular Clifton Village and remains one of the most sought-after and popular locations to live. This historic Georgian crescent enjoys stunning views across the city with the added benefit of attractive communal gardens close by.



There is a host of quality local amenities which include the independent shops, deli’s and restaurants of Clifton Village, with the vibrant harbourside and Park Street just a short walk away.



The Property

Believed to be one of only two remaining complete townhouses on the Crescent, this elegant home benefits from two secure garages—one accommodating a medium SUV and the other ideal for bike storage or a workshop—along with superb landscaped walled gardens and access to further communal gardens.

The current owners have undertaken an extensive and sensitive refurbishment, incorporating five luxurious Ripples bath and shower rooms, a stylish Ripples cloakroom, a bespoke Harvey Jones kitchen and a striking Corot limestone tiled hallway, seamlessly extending from the entrance through to the lower ground floor.

Bathed in natural light from its south-facing aspect, the property enjoys some of the finest views in Bristol, spanning the cityscape, harbourside, and beyond to Dundry.

Accessed directly from The Promenade—a picturesque, pedestrianised walkway along the Crescent—the property opens into a welcoming entrance hall, featuring a period-style tiled floor by Stone Age. An elegant curved staircase ascends through the house, while the Harvey Jones kitchen, complete with a Lacanche range cooker, overlooks the garden.

The hall floor also hosts a versatile reception room, currently styled as a library, with twin sash windows and a marble fireplace. To the rear, a practical utility room and cloakroom lead directly into the garden.

The first floor is home to a pair of grand reception rooms, running the full width of the house and divided by oversized double doors. The drawing room, with its triple sash windows and direct access to the canopied balcony, captures breathtaking views, while the dining room to the rear is a refined space for entertaining. Both rooms are enhanced by matching marble fireplaces.

Across the upper floors are five beautifully proportioned bedrooms. The principal suite occupies a prime position on the second floor, with an exquisite en suite bath and shower room, while a generous guest suite is set to the rear.

The top floor accommodates three further double bedrooms and two additional bath/shower rooms.

The lower ground floor provides highly adaptable space, benefiting from its own private entrance off Royal York Crescent. Offering potential for self-contained guest accommodation, a home office or multi-generational living, it enjoys level access to Clifton Village. In addition, this level provides direct entry to the front courtyard, two covered garages/workshops, and extensive basement storage

Outside

The rear garden is an oasis of tranquillity, enclosed by mature walls and thoughtfully landscaped to offer year-round colour and texture. A breakfast terrace near the house leads via a cobbled path to a sun-drenched dining terrace, featuring a reclaimed stone trough and water feature. A discreet private entrance provides access to a quiet rear lane, shared with only a handful of neighbouring properties, offering a direct route to Princess Victoria Street.

Royal York Crescent also benefits from an extensive, well-tended communal garden, stretching almost the entire length of the Crescent. Featuring mature planting, manicured lawns, and seating areas, this serene space is exclusive to residents and hosts private community events, including the celebrated Clifton Open Garden Squares Weekend.

A rare opportunity to acquire a landmark Clifton home, combining exquisite period features, modern luxury, and outstanding city views in one of Bristol's most desirable addresses.



Property Information

Tenure: Freehold
Local Authority: Bristol City Council
Council Tax: Band H
EPC: Grade II* listed
Guide Price: £3,250,000
Postcode: BS8 4JX
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
517 sq.m / 5,567 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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