



1 Princes Buildings

Clifton





A grand and distinguished town house which sits within a fine grade II listed Georgian terrace dating from circa 1796.

Set over six floors with five bedrooms, a single garage and wonderful views over the Avon Gorge.

		
4-5	5	4

Summary of accommodation Main House

Basement: Family room | Family bathroom | Garden room | Pathway to garden

Lower Ground Floor: Kitchen/dining room | Utility | Cloakroom | Access to single garage | Terrace

Ground Floor: Drawing room | Morning room | Porch | Sun room

First Floor: Principal suite with en suite

Second Floor: Two double bedrooms | Family bathroom

Third Floor: Guest bedroom with en-suite | Study

Situation



The property is well located for easy access to Clifton Village which provides many amenities including shops, bars and restaurants, located within walking distance of Brunel's Clifton Suspension Bridge, overlooking the Avon Gorge.



The property has easy access to The Downs, which extends over 420 acres of open maintained parkland, protected by an Act of Parliament in 1961.



The House

There is a wealth of period features throughout this home including high ceilings, original fireplaces and large sash windows providing wonderful light and enviable views of the Avon Gorge. Having undergone a complete and extensive back to brick refurbishment by the previous owners and meticulously maintained since; No.1 Princes Buildings is a fine example of a Georgian, Clifton town house arranged over six floors.

The ground floor boasts an entrance vestibule leading to an elegant reception hall with Grade A, solid English Oak flooring, with doors leading to the drawing room, spanning the entire width of the south facing aspect. There are two large sash windows and a sunroom extending to the rear which floods the drawing room with natural light. Separated with grand doors, is the morning room with a wonderful, curved bay window with views to the iconic Royal York Crescent at the front of the house.

The kitchen is found on the southern aspect of the lower ground floor, designed by the current owners with an Everhot cooker, kitchen island and access to the terrace. There is a utility, with ample storage, a cloakroom and access from the garage on this level. There is a basement which hosts a family room with kitchen facilities, additional storage, a family bathroom and a passageway leading to the rear garden.

The first floor exclusively hosts the principal suite, which is formed of an ensuite bath and shower room, separate cupboard space and the principal bedroom which enjoys the south facing views through the full-length sash windows. The second floor is host to two double bedrooms and a family bathroom which services them both. On the third floor is a further double bedroom with ensuite shower room and a large study, which boasts the far-reaching views of the Avon Gorge and beyond.







FLOORPLAN

Approximate Gross Internal Floor Area

Basement: 62.6 sq m / 674 sq ft

Total: 467.8 sq m / 5,035 sq ft

(Excluding Garden Room)

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.



Gardens

The rear garden is far reaching and landscaped into patio, lawn and woodland areas with shrubberies and established trees, including a mature golden beech tree, and gated access to further walks on the edge of the Avon Gorge.

Accessed from the kitchen on the lower ground floor is a large, south facing terrace which enjoys the sun all day.

At the front of the property is a single garage which has internal access through the basement level. There is ample external storage both in the rear garden room and in the undercroft at the front of the home.

Property Information

Tenure:
Freehold

Local Authority:
Bristol City Council

Council Tax:
Band G

Guide Price:
£3,500,000

Viewings:
Strictly by prior appointment with the agent.



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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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