



VYVYAN TERRACE

BS8



VYVYAN TERRACE CLIFTON VILLAGE

A rare full townhouse on one of Clifton’s most exclusive terraces, with a self-contained flat, double garage and access to communal gardens.

			EPC
7	4	5	D
		Grade II* listed	

Local Authority: Bristol City Council
Council Tax band: F
Tenure: Freehold

Guide Price: £2,100,000



Positioned on one of the most prestigious address in Clifton, 5 Vyvyan Terrace is one of just a handful of complete townhouses on this Grade II* listed Georgian terrace - and the first to be offered publicly in over 15 years.

Homes of this scale, in this position, are exceedingly rare. Having been in the same ownership since the 1970s, 5 Vyvyan Terrace now offers an exceptional opportunity to secure a full townhouse on one of Bristol's most admired addresses.

Vyvyan Terrace is set in the heart of Clifton, moments from the shops, cafés and restaurants of Clifton Village and the open spaces of the Downs. The area offers excellent access to the city centre and Temple Meads station, and is well placed for several top-performing schools including Clifton College, QEH and BGS.





The main house spans four principal storeys and provides six bedrooms, a series of impressive reception rooms and flexible space for family life. On the lower ground floor is a self contained one-bedroom apartment, accessed via its own entrance and currently let. In total, the accommodation measures approx. 4,418 sq ft (including garage).

Internally, the home has been beautifully preserved with Georgian detailing present throughout: tall sash windows, generous ceiling heights, detailed cornicing and fireplaces all nod to the property's 19th-century origins. The principal floors include elegant reception rooms and the layout flows across all levels: from the formal drawing room with its full-width balcony overlooking the front gardens, to the kitchen/dining room and multiple versatile bedrooms and studies.

There is a clear sense that the home has been well maintained and much loved over the years. A new flat roof was completed to the rear in 2024, and the boiler was replaced in 2021.



ONE BEDROOM APARTMENT AND OUTSIDE SPACE

The lower ground flat, currently let, features a separate kitchen and reception room, its own garden courtyard and excellent privacy.

Impressively, the property benefits from a double garage at the rear, styled to appear as a mews house and built by the current owners in the 1980s. This charming brick-built structure is accessed from Vyvyan Road and opens into a courtyard garden with gated rear access to the main house.

To the front, the property enjoys access to beautifully maintained communal gardens, reserved exclusively for residents of the terrace — a peaceful and private retreat just moments from the bustle of Clifton Village.





5 Vyvyan Terrace

Bristol, BS8 3DF

Gross Internal Area (Approx.)
Main House = 350.2 sq m / 3769 sq ft
Outbuildings = 60.3 sq m / 649 sq ft (Including Garage)
Total Areas = 410.5 sq m / 4418 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94859

We would be delighted
to tell you more.

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