



THE AVENUE, CLIFTON

BS8





# WETHERED HOUSE

A substantial detached period home on The Avenue, Clifton, offering over 4,800 sq ft, seven bedrooms, a double garage and off-street parking.

			EPC
7	6	5	D
			

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

Guide price: £3,250,000





## THE PROPERTY

Wethered House was originally the home of the Bishop of Bristol and has since been turned into an exceptional period home, thoughtfully reconfigured and beautifully finished by the current owners. Arranged over four floors and extending to about 4,800 sq ft, the property combines elegant period features with contemporary touches, all set within walled gardens and approached via a gated driveway.

The front door opens into a welcoming entrance lobby, leading into a grand reception hall with Victorian tessellated tiles and light pouring in from a picture window to the rear. From here, three well-proportioned reception rooms and a cloakroom span the hall floor.









The main sitting room is a wonderfully inviting space, with ornate plasterwork, a large bay window overlooking the front garden and a wood-burning stove. The formal dining room sits alongside, at the front of the house, with sash windows and original cornicing – an ideal setting for gatherings and celebrations. To the rear, a large home office or music room enjoys a contemporary edge, with a glazed rear wall and Juliet balcony overlooking the garden. Completing this level is a guest cloakroom and reading nook by the stairs.

The lower ground floor forms the main family living space - a family/games room, utility, further cloakroom and vaulted storage sit alongside the showpiece: a striking 40ft kitchen, snug and breakfast area stretching the depth of the house. This light-filled space opens to both the front and rear gardens, with sliding glazed doors to the rear leading directly to a sunken courtyard designed for outdoor cooking and entertaining – complete with space for a pizza oven, barbecue and dining area.







The upper two floors provide generous accommodation with seven bedrooms and four bath/shower rooms. The principal suite spans the full depth of the first floor, with fitted wardrobes, a dressing area and en suite bath and shower room. Two further bedrooms and a family bathroom complete this floor. The top floor offers four additional bedrooms; the largest with an en suite, while the others are served by a further family bathroom. One room is currently arranged as a home gym.





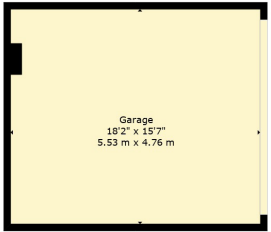


## OUTSIDE

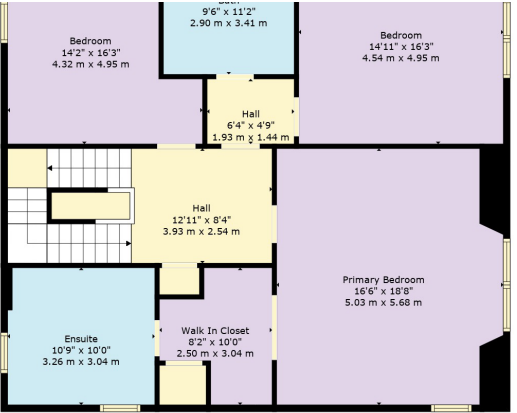
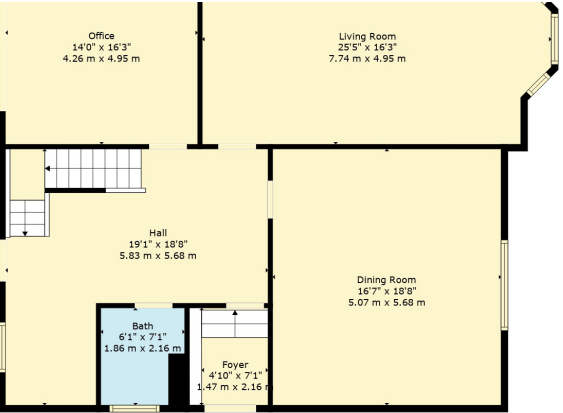
The gardens form a key part of Wethered House. Both front and rear are fully walled, landscaped and beautifully planted, offering a high degree of privacy. At the front, pleached beech trees frame a lawn and electric gates open to the side drive with parking for several cars and an EV charging point. The driveway continues to the rear, leading to a detached garage / workshop of about 475 sq ft. The rear garden is equally well considered, with a lawn, paved dining terrace, timber pergola and steps leading down to the sunken courtyard connected to the kitchen and lower ground floor.



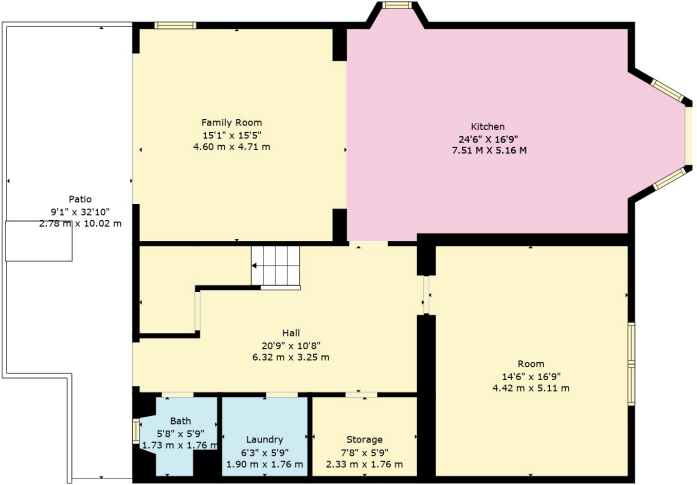




Floor 2



Floor 3



Floor 1



Floor 4

**TOTAL: 4583 sq. ft, 426 m2**

Approximate Gross Internal Area = 426 sq m / 4,583 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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