

# Hope Square, Clifton, Bristol

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# An elegant Grade II listed Georgian house with pretty garden, roof terrace and residents parking.

## Summary of accommodation

**Ground floor** Hall | Kitchen with Aga | Dining room | Cloakroom

**First floor** Drawing room | Sitting room

**Second floor** Principal bedroom with en suite dressing area and bathroom  
Further bedroom/study

**Third floor** Three bedrooms | Bathroom

**Lower Ground Floor/Basement** Bedroom | Utility room | Shower/cloakroom

**Outside** Roof terrace | Pretty rear garden | Residents parking | Communal green

## Distances

Clifton Village 0.4 miles | Whiteladies Road 1.1 miles | Bristol Temple Meads (London Paddington) 2.4 miles | Bristol Airport 7.9 miles | Cribbs Causeway Regional Shopping Centre 10.8 miles (All distances are approximate)





## The Property

Hope Square lies to the south of Clifton bordering Hotwells in an area principally comprising period houses. No 14 was built in 1789 and overlooks a communal green with a view across to Dundry Hill and Ashton Court. The pretty rear garden has an open aspect, with an interesting view of the surrounding architecture. A mature Wisteria adorns the front elevation.

The present owners purchased the property in 1998 and over the years have upgraded the house including replacing the bathrooms and shower rooms. The house is well-maintained and period features include fireplaces, ornate and simple ceiling cornices, archways, window shutters, panelled doors and moulded skirting boards and architraves.

The elegant interior has a warm and friendly atmosphere with comfortable ceiling heights. The accommodation is arranged over five floors. The first, second and third floors in particular, have superb views across to Dundry Hill and the Ashton Court Estate. On the ground floor, the well equipped kitchen is fitted with a gas fire Aga and has folding doors in a wide archway, opening into the dining room connecting both rooms. Similarly on the first floor, the sitting room connects with the drawing room. The drawing room is a fine room with ornate ceiling cornice, dado rails, and a marble period fireplace with wooden mantelpiece is fitted with a cast iron grate and coal effect gas fire. On the second floor, the principal bedroom with lovely views, has an en suite dressing area and bathroom. There is a further bedroom currently used as a study. The third floor has three bedrooms, a bathroom and a contemporary staircase with glazed balustrade rises to the roof terrace from which are stunning 360 degree views of the city and across to Dundry Hill.

The lower ground floor could be converted into a one bedroom self-contained apartment with access from the exterior, subject to any planning consent. This floor comprises a bedroom, utility room and shower/cloakroom with access from outside over stone steps leading up to ground level at the front of the house.







## Outside

The very pretty enclosed rear garden has a lovely open outlook across to the surrounding architecture. There is lawn, flagstone pathways, raised beds, many bulbs, a variety of shrubs including a well established Japonica, a topiary Yew tree and a Quince.

At lower ground floor level at the front of the house, there are two under pavement storage areas.

In front of the house is a green for the use of the residents.

The property benefits from the Residents Parking Scheme. The sellers currently hold a parking permit.

## Directions (BS8 4LX)

When entering Hope Square the property is seen ahead, to the right, overlooking the green.

## Property information

**Tenure:** Freehold

**Local Authority:** Bristol City Council

**Council Tax Band:** G

**EPC:** D

**Services:** All main services connected to the property. Gas fire central heating. Gas fire Aga. New boiler installed in 2022. Broadband provided by Virgin.



**Approximate Gross Internal Floor Area**

Main House = 219 sq m / 2,357 sq ft

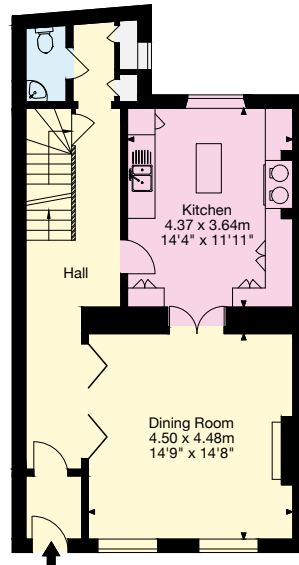
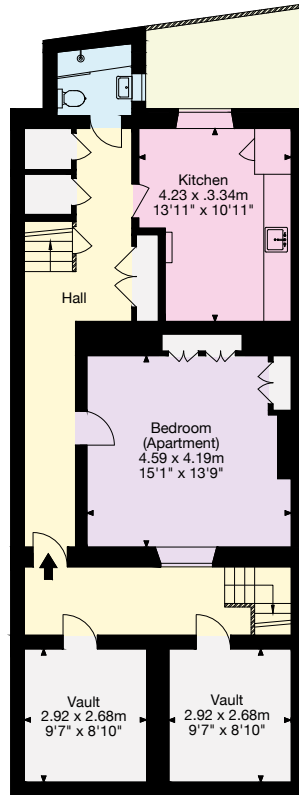
Self-Contained Apartment = 56 sq m / 602 sq ft

Total Area = 275 sq m / 2,959 sq ft

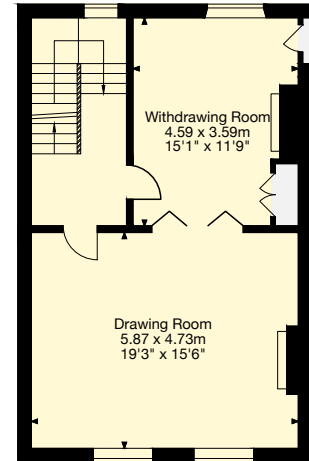
Vaults = 17 sq m / 182 sq ft

Roof Garden = 16 sq m / 172 sq ft

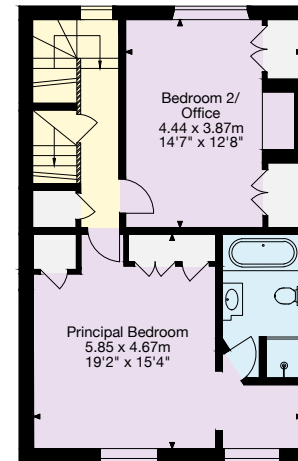
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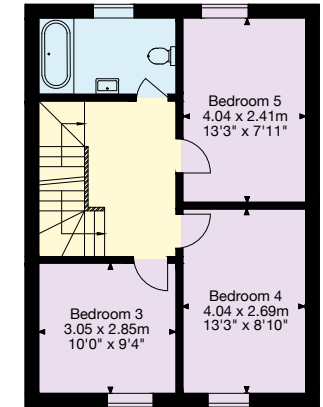
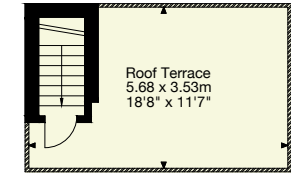
Ground Floor



First Floor



Second Floor



Third Floor

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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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