



**57 PEMBROKE ROAD
CLIFTON**

57 PEMBROKE ROAD, CLIFTON, BRISTOL, BS8 3BE

A fabulous (circa 3379 sq. ft.) grade II listed, five-bedroom end of terrace family home in the heart of Clifton with versatile accommodation arranged over five floors, boasting off street parking for 2 cars, and an integral garage. This light and bright home retains many period features, and enjoys some wonderful views over Clifton and Bristol, and offers the potential for self-contained accommodation on the lower ground. Built circa 1846 this lovely period property provides a superbly convenient location for many good local state and private schools, for Clifton Village, Whiteladies Road and the Clifton Triangle.

SUMMARY OF ACCOMMODATION

The front door of the house is accessed via a short flight of flagstone steps to the side of the driveway and opens into a spacious entrance vestibule. A noticeable feature when entering the house is the immediate feeling of light, due primarily to its end of terrace position and the fact many of its rooms enjoy dual aspect windows. The hall floor offers a central entrance hall with original staircase leading to a utility/laundry room to one end. Further to this there is a well-proportioned principal reception room with an impressive sash bay windows offering a pleasant outlook. The generously proportioned eat in kitchen/ breakfast room (also on the half floor) has double doors opening onto a raised timber deck that enjoys a south westerly aspect. The kitchen houses a range attractive white base units with black granite effect work surfaces and an integrated dishwasher, as well as wall mounted units above the double sink.

The first floor comprises of a stunning reception room with a lovely bay window to the front of the property and a further reception room or bedroom to the rear, which is currently used as a library and music room. In addition, there is large walk in wet room/wc off the first floor landing. The two upper floors provide four further bedrooms (and a shower room), all of good proportions with attractive outlooks to the front, side and rear elevations, in particular bedrooms four and five which give a view of nearby Clifton College and its famous Close playing fields. The master bedroom benefits from a spacious and well-appointed ensuite bathroom.

The lower ground floor accommodation, with potential to become self-contained comprises of a generously proportioned bedroom 6/ living room, shower/w.c and galley style kitchen with slate effect ceramic tiled floor.

Externally, the house has a raised timber deck area to the rear accessed off the kitchen, there is an open area of courtyard garden which runs around the northern elevation and is accessed off the lower ground floor. In addition, there is a fabulous roof terrace off bedroom four that enjoys far reaching views across Clifton, which offers privacy and has room for seating and a sunny south-westerly aspect. There is a raised gravelled patio area for table and chairs by the steps leading up to the front door of the house. Lastly the aforementioned parking to the front of the house with gated access off Pembroke Road.

LOCATION

Pembroke Road is an address held in high regard. This is owed to the uniquely convenient proximity to local amenities and the breathtaking example of Victorian architecture that forms one of the city's most prized and widely admired localities. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on nearby Whiteladies Road. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.

The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (within half a mile) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of outstanding natural beauty). The area is particularly well served for schooling in both state and private sectors with Clifton College, Clifton High School, Christchurch Primary School, BGS and QEH all being within easy walking distance.

OTHER INFORMATION

Tenure: We are advised the property is Freehold.

Services: Mains electricity, water and drainage, gas fired central heating

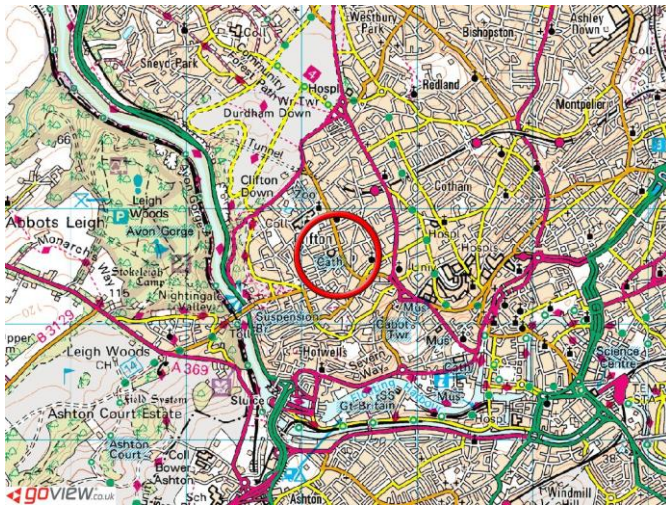
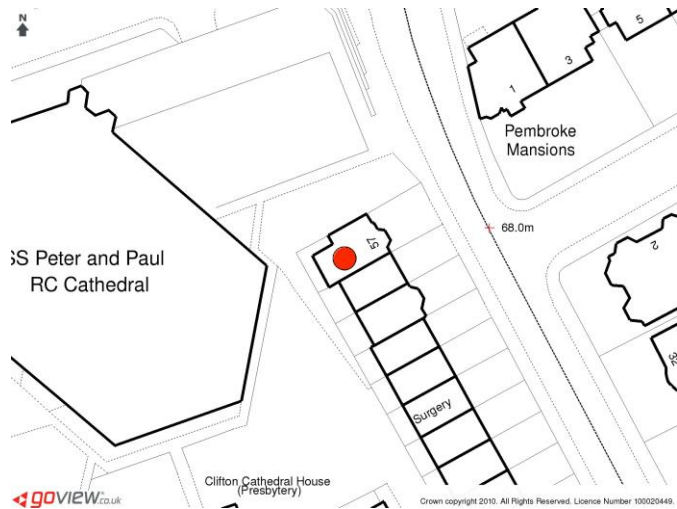
Local Authority: Bristol City Council (0117 9222000)

Council Tax : Band G - £3,908.73 - 23/24

Broadband: Highest download 1,000 mbps, and upload 220 mbps

Mobile Coverage - Voice and data - EE, Vodafone, 02 and Three

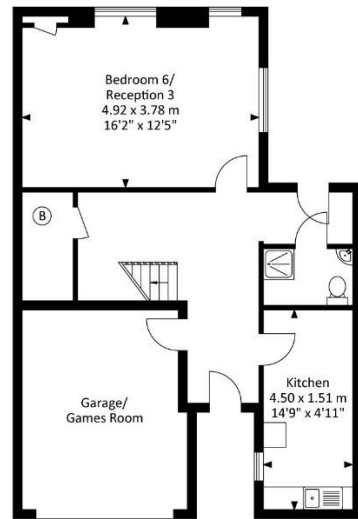
Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol



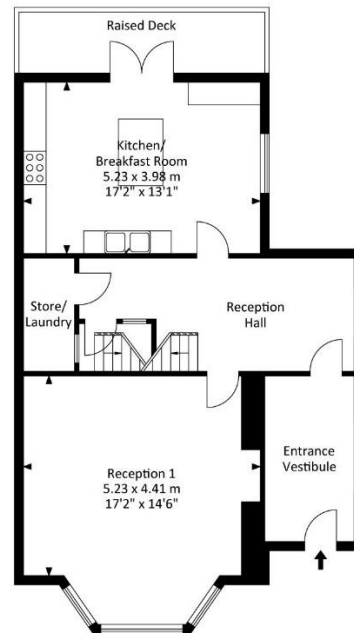
IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

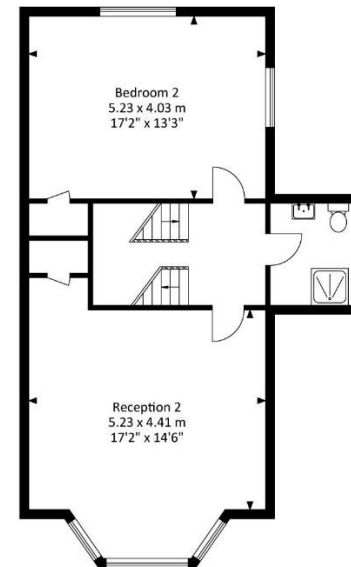
Approx. Gross Internal Area
3379.76 Sq.Ft - 313.99 Sq.M



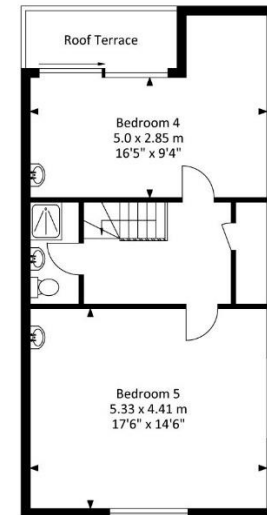
Ground Floor



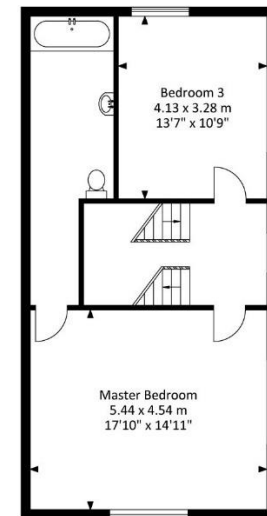
Hall Floor



First Floor



Third Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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