



18 WEST MALL  
CLIFTON  
BRISTOL

# 18 WEST MALL, CLIFTON, BRISTOL, BS8 4BQ

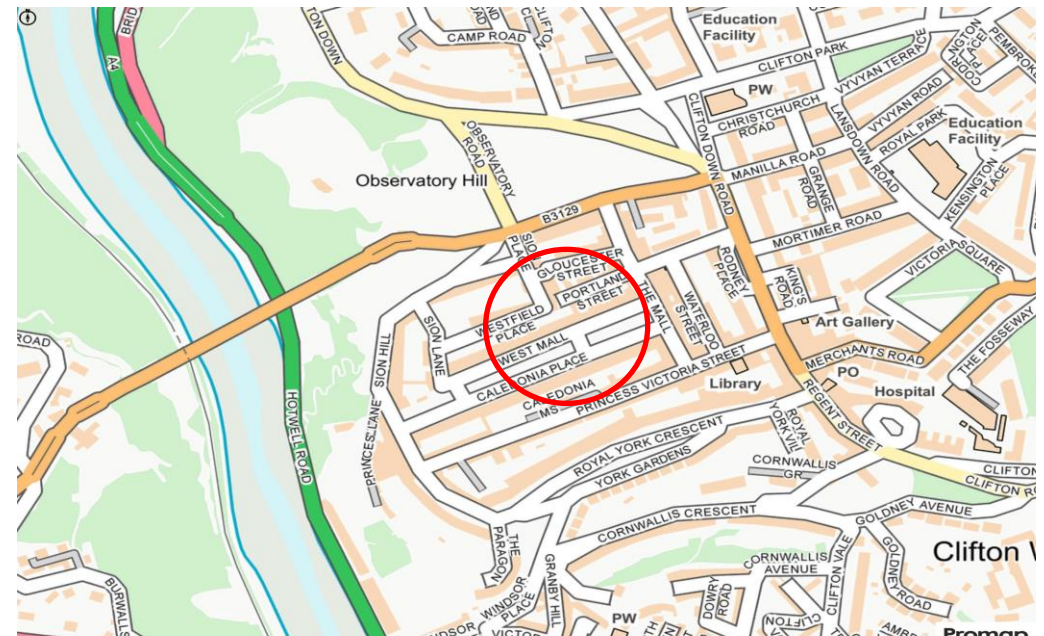
**A fine Grade II\* listed Georgian town house (c.1843) forming part of this iconic, Bath stone Clifton terrace situated in the very heart of Clifton Village. This prime residence also offers the valuable, and rare, commodities of both a self-contained two-bedroom flat and gated, off street car parking to the rear.**

The property is offered for sale for the first time since 1997 having been enjoyed and cherished as a longstanding family home. Character filled accommodation is arranged over five floors and includes some magnificent features of the day including fireplaces, intricate ceiling detail and wonderful sash windows, complete with working shutters. Each level is connected by a most elegant stairwell through a series of mezzanines. Ascension to the first floor allows access to a breathtaking, dual aspect drawing room with three matching sash windows that gives access to elegant balcony, two fireplaces and some ornate ceiling cornicing. The south facing front elevation attracts an abundance of natural light and sunshine and offers a pleasing outlook over the coveted, central gardens of West Mall. The configuration offers an incoming purchaser true flexibility with a sizeable two-bedroom flat that could produce a healthy rental income, facilitate home working or accommodate a dependant relative as desired. This flat has the benefit of separate access from the lower courtyard at the front and even has a small private courtyard at the rear. The main house has a private, walled landscaped rear garden measuring about fifteen meters and this incorporates the car parking space behind double gates accessed off Sion Place behind. In addition to the privately owned garden the property also has access to the aforementioned, well-tended central gardens of West Mall that provide valuable amenity to the West Mall and Caledonia Place community. Lastly, it should be noted that this property is being sold, subject to a grant of probate but with no onward chain.

## LOCATION

A highly desirable and prestigious address in the very heart of fashionable Clifton Village. Ideally placed, there are a host of amenities quite literally, just off the doorstep including local shops, boutiques, bars and restaurants. A good choice of both independent and state schooling, primary and secondary, can also be found with walking distance. Nearby Clifton Downs offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory. Recreational facilities include health and wellness clubs nearby, golf courses and mountain bike trails, just over the bridge, in Leigh Woods and the extensive Ashton Court Estate.

Clifton is well placed, serving the commercial centre and provides good access to the M32, M4 and M5. There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of International flights are available from Bristol International Airport.



## OTHER INFORMATION

**VIEWING:** Strictly by prior arranged appointment with Hydes Of Bristol.

**LOCAL AUTHORITY** – Bristol City Council. T: 0117 922 2000

W: [www.bristol.gov.uk](http://www.bristol.gov.uk)

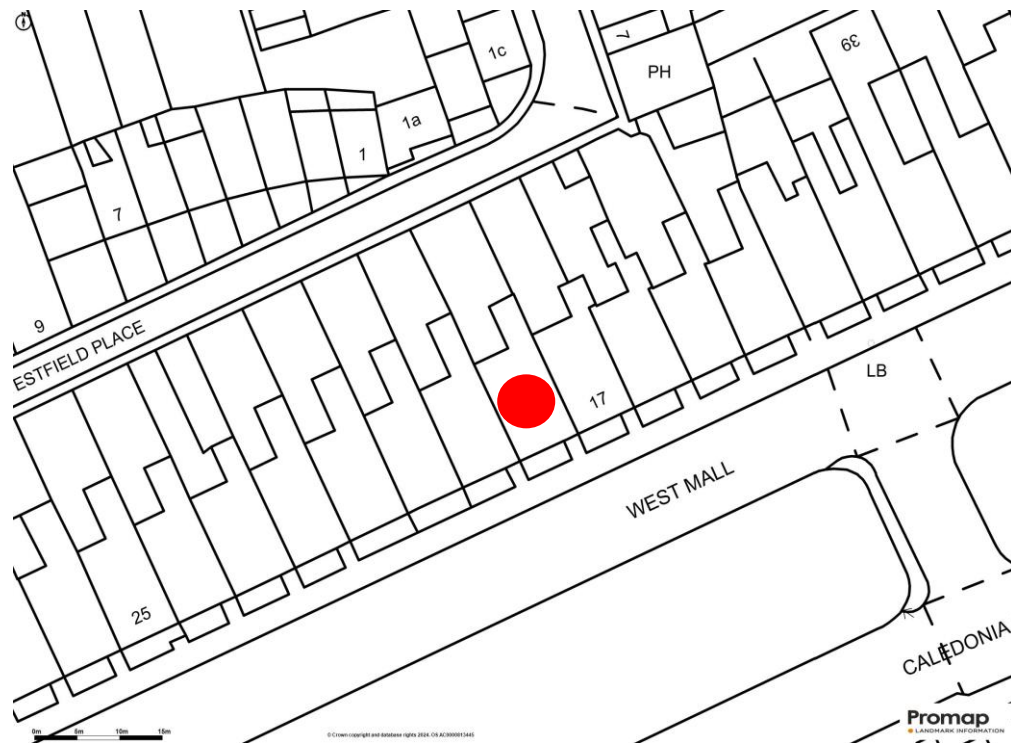
**COUNCIL TAX BAND** - G – Accountable for £3,908.73 for 2023/2024.

**SERVICES** – We understand the property has mains gas, water, electricity, drainage (gas fired central heating with a separate heating system for the downstairs flat).

**BROADBAND** - Download up to 1,000 mbps and upload up to 220 mbps.

**MOBILE PHONE COVERAGE** - Voice and Data is available with EE, Vodafone, Three and 02.

**TENURE** – We understand the property to be Freehold and Grade II\* Listed.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4,439 SQ FT / 412 SQ M  
 GARDEN 941 SQ FT / 87 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**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.







ESTATE AGENTS

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Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)



The logo for Hydes OF BRISTOL is an oval with a dark green background and a gold border. The word "Hydes" is written in a large, elegant, white cursive font, and "OF BRISTOL" is written in a smaller, white, sans-serif font below it.

*Hydes*  
OF BRISTOL

The image shows a row of three-story houses in West Mall, Bristol. The houses are built of light-colored stone and feature large, multi-paned windows. Each house has a balcony on the second floor, enclosed by ornate white wrought-iron railings. The balconies are covered with grey metal awnings. A black iron fence runs along the front of the houses, and a paved courtyard is visible in the foreground. A black car is parked in the courtyard on the right side. The overall scene is a classic example of Victorian architecture.

*Houses in West Mall are seldomly offered to the market. This sale therefore represents a truly rare opportunity for those that require a well-situated Clifton Village residence adorned with wonderful features from this much celebrated period of such classical architecture.*