



19 WEST MALL, CLIFTON, BRISTOL, BS8 4BQ

A RARE OPPORTUNITY TO PURCHASE AN EXQUISITELY PRESENTED GRADE II* LISTED GEORGIAN TOWNHOUSE, WITH A PRIVATE REAR GARDEN ENJOYING A WESTERLY ASPECT, IN THIS BEAUTIFUL GARDEN SQUARE IN THE HEART OF CLIFTON VILLAGE. CONSTRUCTED CIRCA 1843 THIS PERIOD HOME EXTENDS TO SOME 4,575 SQUARE FEET, AND BENEFITS FROM EXCEPTIONAL PROPORTIONS AND ORNATE ORIGINAL FEATURES, PROVIDING GENEROUS AND FLEXIBLE FAMILY ACCOMODATION THROUGHOUT.

SUMMARY OF ACCOMMODATION

No. 19 offers spacious and light accommodation set over five floors and has been sensitively renovated by the current owners. The beautifully presented accommodation offers four-principal reception rooms and six double bedrooms, and is full of fabulous original period features, including working shutters and stunning plaster work. The property has been fully re-plumbed and re-wired, including CAT 5 ethernet on the principal floors. This is a super opportunity for quintessential Clifton living, combining the convenience of a quality modern refurbishment with the elegance, grandeur and proportions of a classic Georgian townhouse.

On the ground floor there is the well-appointed hand-built contemporary shaker kitchen dressed with granite surfaces, which includes a large island forming a breakfast bar for more informal entertaining. Original recessed panelled tri-fold doors lead through to a wonderful dining room enjoying large sash windows to the front aspect. These two rooms retain matching marble fireplaces, and benefit from Amtico Herringbone flooring. There is a garden room to the rear providing level access to the walled garden and a WC/Cloakroom.

The first floor is accessed by the original stone counter-levered stair and provides stunning reception and entertaining space. The drawing and with-drawing rooms are breathtaking, boasting full height sash windows to the front and rear of the property, and 3.5-metre ceilings. Again, they are linked with recessed tri-fold doors, and benefit from matching original marble fireplaces and the original wooden floors. An elegant full width stone and wrought iron canopied balcony is accessed from the Drawing Room and provides a wonderful view of the Mall Gardens and surrounding terraces. The withdrawing room overlooks the attractive rear garden and Westfield Place.

The principal bedroom suite is on the second floor and is currently arranged as a large double bedroom with a fully fitted dressing room. Whilst listed building consent was given to introduce a secondary dressing room and ensuite, the current owners have decided to leave the detail of these rooms as an opportunity for a new buyer to personalise their private space. This floor is completed with a good-sized linen airing cupboard.

The third floor is a wonderful family space offering four further double-bedrooms (one ensuite) and a family bathroom. There is extensive boarded attic storage space, accessed from the third floor. At mezzanine levels there is a study and cloakroom on the first half-landing, and a useful utility storeroom on the second half-landing.

The lower ground floor is presently set up as a sumptuous guest suite with a double bedroom, walk-in-closet and shower room. There is a large family sitting room and an additional utility kitchen. This space still forms part of the main residence; however, it is independently metered allowing for multi-generational living, ancillary use as a gym, or cinema room for example or potentially as a self-contained apartment (subject to any necessary consents).

An attractive walled rear garden forms a charming highlight and is mostly laid to lawn with mature borders and terraces to make the most of the afternoon and evening sun. There is rear access to the property, with a gateway onto Westfield Place, making access to the Clifton Downs seconds away. There are lower courtyards to the front and the back of the building that provide access to 5 good-sized, storage vaults and a wine cellar, that could offer further scope for development as additional accommodation, again, subject to any necessary consents that might be required.

LOCATION

West Mall is conveniently located within the heart of Clifton Village, and as such offers the very best of Clifton living as it is conveniently located for “The Mall” with its wide variety of boutiques, cafés, restaurants and bars. The property is particularly well served by both state and private schooling; Christchurch and Hotwells Primary Schools, Clifton College, Bristol Grammar School and Clifton High School are only a short walk from the property.

Bristol has a popular cultural and music scene, catering for all tastes and genres. It is famed for its green open spaces such as Durdham Downs and The Ashton Court Estate, which is across The Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing facilities at “The Wave” in South Gloucestershire.

For the commuter, the nearby A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies direct to many European Cities.

OTHER INFORMATION

Tenure – Freehold

Local Authority: Bristol City Council - t: 0117 922 2000 or www.bristol.gov.uk

Council tax band – Band G - £3,908.73 for 2023/2024.

Services: Main gas, electricity water and drainage.

Broadband & Mobile Coverage: Ultrafast Full Fibre Broadband (Up to 1,800 Mbps download/220 Mbps upload) Voice and Data is available with EE, Vodafone, Three and 02.

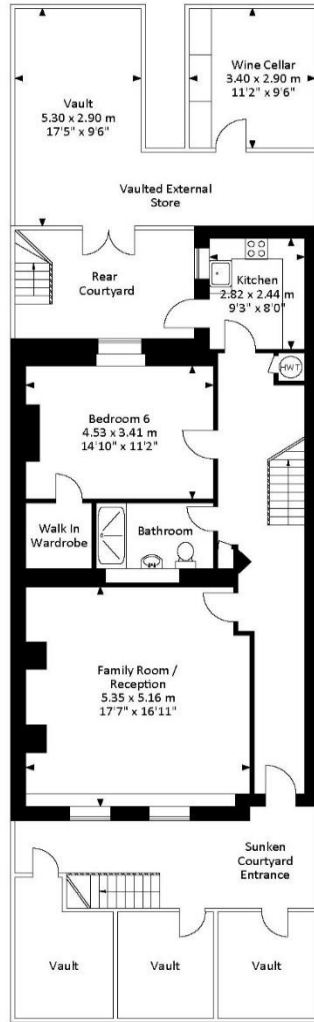
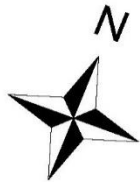
Viewing: Strictly by appointment with Hydes Of Bristol t: 0117 973 1516



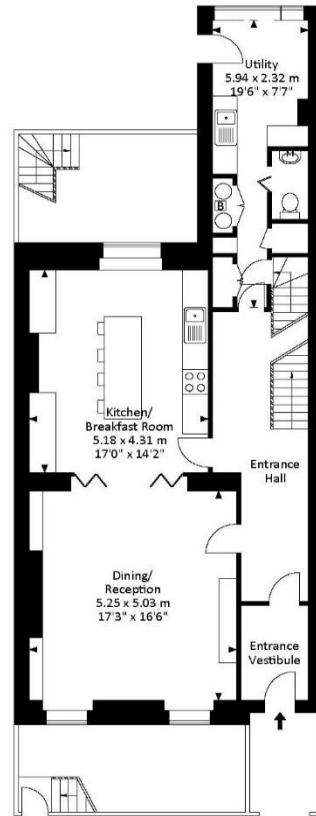
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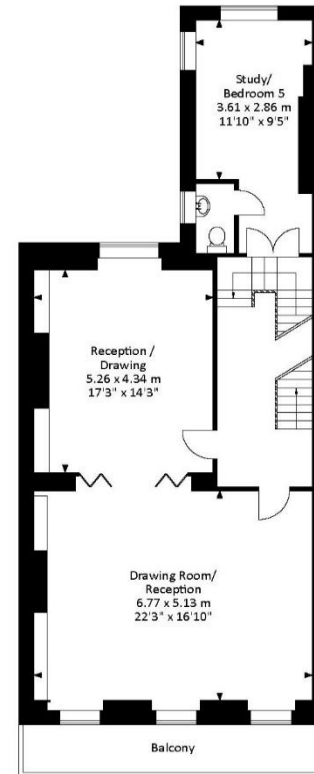
Approx. Gross Internal Area
4575.0 Sq.Ft - 425.0 Sq.M



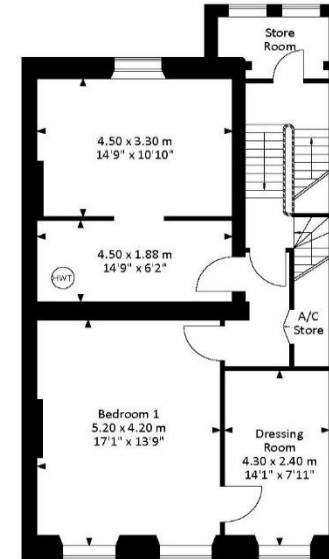
Lower Ground Floor



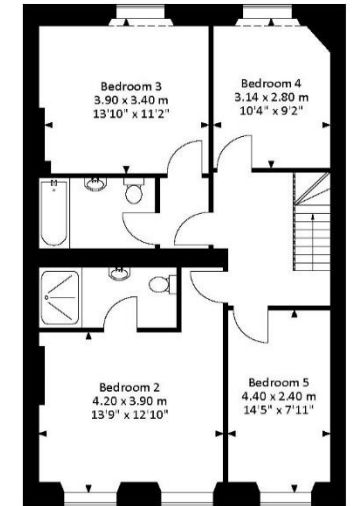
Ground Floor



First Floor



Second Floor



Third 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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