

33 Cornwallis Crescent, Bristol, BS8 4PH

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A rare opportunity to purchase a complete townhouse on the stunning and conveniently positioned Cornwallis Crescent, within easy walking distance of Clifton Village, The Triangle and Bristol's Harbourside, as well as a number of well regarded local state and private schools. This Grade II\* listed property has provided a happy family home to its current owners for close to 30 years, and offers any incoming purchaser the chance to put their own stamp on this lovely late Georgian townhouse. Built circa 1820, and thought to be designed by well known local architect William Paty, the property offers spacious accommodation over five floors and provides five to six bedrooms and two stunning receptions in the main house. The lower ground floor is currently self-contained and prior to current ownership used to be rented out as a one bedroom flat. This could be returned to provide rental income or linked back into the house subject to any necessary consents; there is Listed Building Consent to put internal stairs back to the hall floor.

There are stunning outlooks over North Somerset from the upper floors as well as the beautiful and substantial communal gardens (1.25 acres approximately) which span the entire width of this part of the Crescent. There are many beautiful period features still in the property, including some particularly elaborate cornice work, original fireplaces, lovely Georgian proportions and large sash windows allowing in plenty of natural light, most of which still have their working shutters.

Outside there are the aforementioned communal gardens, and a lovely area of terrace outside the kitchen on the hall floor for the use of the property, as well as useful vaults both to the garden and road side of the house.



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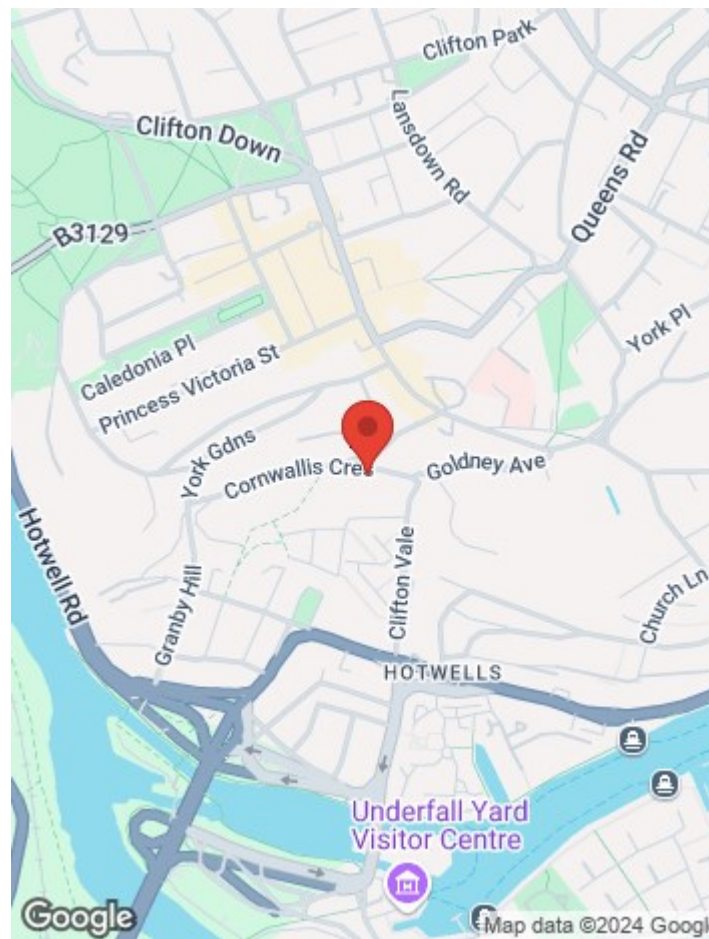
Approx. Gross Internal Area  
 4283 Sq.Ft - 397.9 Sq.M  
 Vaults  
 338.9 Sq.Ft - 31.5 Sq.M  
 Total Area  
 4621.9 Sq.Ft - 429.4 Sq.M



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.







## OTHER INFORMATION



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## IMPORTANT NOTE

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