



2 Canynge Square
Clifton
Bristol, BS8 3LA

2 CANYNGE SQUARE, CLIFTON, BRISTOL, BS8 3LA

Offered for sale for the first time in thirty years: an elegant Grade II listed early Victorian four/five bedroom townhouse (built between 1842 and 1853), situated in the most desirable and tranquil setting of Canynge Square, within easy walking distance of Clifton Village and many highly regarded local schools in both the state and private sectors. This historic square forms a charming enclave within Clifton and represents an address that has always been held in extremely high regard. The subject property is situated within the first terrace on the right hand side as you enter the square, allowing a particularly pleasant open outlook down the attractive façade of the longer neighbouring terrace and overlooking the much loved central gardens. It should be noted this property is being sold with no onward chain.

SUMMARY OF ACCOMMODATION

The charming flexible accommodation is set over four floors and offers a lovely family home that is spacious and light throughout. The hall floor consists of an entrance hallway with a generous kitchen/living/dining room to the rear, a lovely light living room to the front with an interconnecting passage (with storage) between it and the kitchen, a downstairs WC and access to the town garden to the rear of the property. The first floor consists of a spacious double bedroom to the rear (with a walk in wardrobe), a lovely light living room to the front of the property which offers pleasant outlooks and access to a balcony overlooking Canynge Square and down Canynge Road. The top floor consists two further bedrooms, the master bedroom to the front offers a generous double room with a walk in wardrobe, offering the potential (subject to any necessary consents) to convert into an ensuite. The master bedroom allows a particularly pleasant outlook over the Square and Canynge Road as well. To the rear of the top floor is a further bedroom and the family bathroom.

The lower ground floor has its own separate access and as a result offers the flexibility to either have as part of the house or (subject to any necessary consents) to have as a separate one bedroom apartment, which a number of the other properties within Canynge Square have done. Alternatively, it could remain as is to offer either a further reception room or bedroom to the front, a shower room with WC and a large utility room which allows access to two covered vaults, providing useful storage, that sit under the rear garden.

Outside, the property has a south facing rear garden laid to patio with attractive raised flower beds, offering a private and sunny outside space. There is an attractive front garden with a paved front path leading towards the steps up to the front door and a charming front lawn with well stocked and maintained flower beds to two sides. Lastly the properties in Canynge Square have use of the lovely communal/central gardens which also host a yearly fireworks display and summer events.

OTHER INFORMATION

Tenure- Freehold

Services - All mains services

Local authority - Bristol City Council

Council tax band - G - £4,100.53 2024/2025

Broadband speeds - Download - up to 1,000 mbps - Upload - upto 220 mbps

Mobile coverage - Indoor - Likely/limited - Outdoor - Likely - with EE, Vodafone, Three, and O2

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

Listing – Grade II listed

LOCATION

Canynge Square was built between 1842 and 1853 and is held in high regard as a place to live: the area is already rich in tree lined streets and Georgian or early Victorian architecture. It is a remarkably quiet yet central location with a reputation for a strong community spirit. As a point of interest, it has an active residents association that raises a small annual subscription to manage the central gardens and organises four social events a year. These include an annual dinner, picnic breakfast, bonfire night and Christmas carols. Clifton Village, with its shops, boutiques and restaurants, is a short walk across Christchurch Green. Convenient bus routes provide easy access to the city centre which is only one and a half miles away as is the M32 and Bristol Temple Meads railway station. Also nearby, are the open spaces of Clifton Downs, and the Suspension Bridge, which spans the Avon Gorge. The area is particularly well served by schools in both state and private sectors: Clifton College, Clifton High School and Christchurch Primary School all within easy walking distance. BGS and QEH are also within walking distance of the property. Badminton, Redmaids and The Downs School are within a short drive, although the latter two schools do provide a bus service leaving from nearby Christchurch Green in the mornings.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the aforementioned Durdham Downs and Ashton Court Estate, across the famous suspension bridge which includes mountain bike trails and bridle paths. There are a plethora of other sporting options in the vicinity including, golf, real tennis, tennis, sailing and surfing.

For the commuter, the A4 has a direct link to the city centre, and indeed the M5 and M4 motorways. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport connects to many European Cities.



Canynge Square, Clifton, Bristol BS8 3LA

Approx. Gross Internal Area

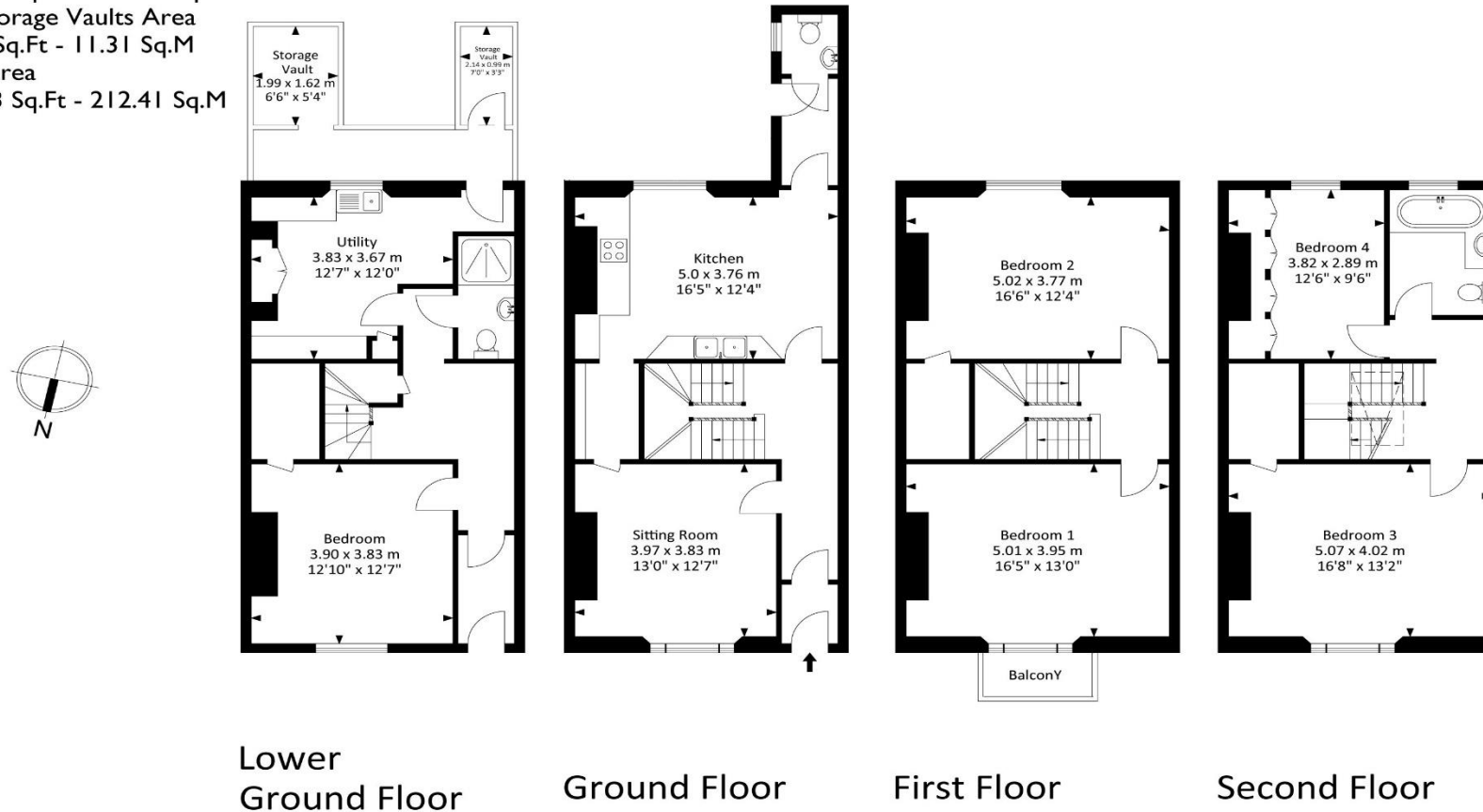
2164.60 Sq.Ft - 201.10 Sq.M

Rear Storage Vaults Area

121.73 Sq.Ft - 11.31 Sq.M

Total Area

2286.33 Sq.Ft - 212.41 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.

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.



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