



2 SION LANE
BRISTOL
BS8 4BE

2 SION LANE BRISTOL, GLOUCESTERSHIRE, BS8 4BE

SUMMARY OF ACCOMMODATION

This is a rare opportunity to acquire a charming and spacious former coach house tucked away in a quiet but convenient location within central Clifton Village. It was designed by the eminent Bristol architect, Vic Love and has the added benefits of a three car integral garage and a delightful roof terrace.

The accommodation is arranged over three floors. The front door leads to the entrance hallway and a large three car garage with Alan up-and-over door. There is ample room for both parking and storage and is a particularly useful space given the property's location.

The stairs open into the atrium which is lit from above by a pyramid shaped roof light enhanced by mirrors. The windows and doors here are glazed with fireproof glass. The fitted kitchen includes a fridge, freezer and dishwasher. The double sink has a waste disposal unit. There is plenty of space for a table or breakfast bar. The unique feature here is the periscope running the width of the kitchen and reflecting the roof terrace above.

The real wow factor of the property, however, is the extensive living/dining room which spans the entire depth of the building. The dining area has a high vaulted ceiling with exposed beams and is well lit by two Velux windows above. The spacious living area has a gas coal effect burner with a feature chimney. Two large sash south-facing windows to the front of a property and another smaller one provide plenty of natural light.

A second reception room is currently used as a study/TV room/library with an original marble fireplace and a large sash window.

Off this is a Utility room and separate WC. All the flooring on this level is maple, most of which has been recycled from a local ballroom. The walls include exposed stone, and brick as well as plaster. All the stairs are pine.

The top floor consists of a generous initial bedroom with a spacious dressing area, generous wardrobe storage and an ensuite shower room. Double doors give access to the roof terrace. Further to this there are two double bedrooms with pleasant views and both served by a large family bathroom. Next to this is an airing cupboard where the gas boiler is housed. All the rooms and landing on this level have fitted carpets.

A door leads to the charming tiled roof terrace offering privacy, a sunny aspect and plenty of room for outdoor dining. Trees and plants in containers provide interest throughout the year.

LOCATION

The Old Coach House is situated close to several of the most desirable terraces in Clifton. It boasts level access to the village with its wide range of shops, boutiques, cafés and restaurants. Bristol City Centre and M32 link to the M4/M5 motorway network is approximately 2 miles travelling distance. The nearby Clifton Suspension Bridge provides access to a wide range of recreational facilities such as Ashton Court Estate, David Lloyd, as well as Long Ashton, Bristol and Clifton Golf Clubs to name but a few. There is a wide selection of both private and state schooling within the immediate vicinity including Clifton College, Clifton High School and Christchurch Primary School.

OTHER INFORMATION

Tenure - Leasehold for the remainder of 999 years from 1st January 1993

Services - All mains services

Local authority - Bristol City Council

Tax band - G - £4,100.53 - 24/25

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

Broadband speeds - Up to 1800 mbps download - Up to 220 mbps upload

Mobile coverage - Likely - EE, 02, Three and Vodafone

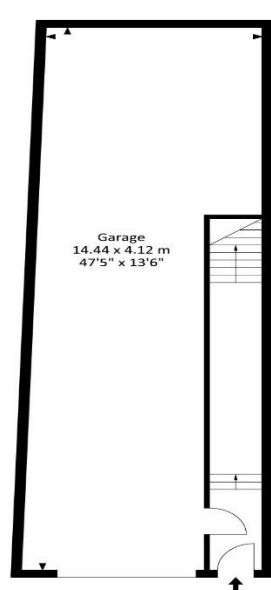
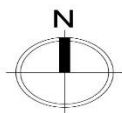


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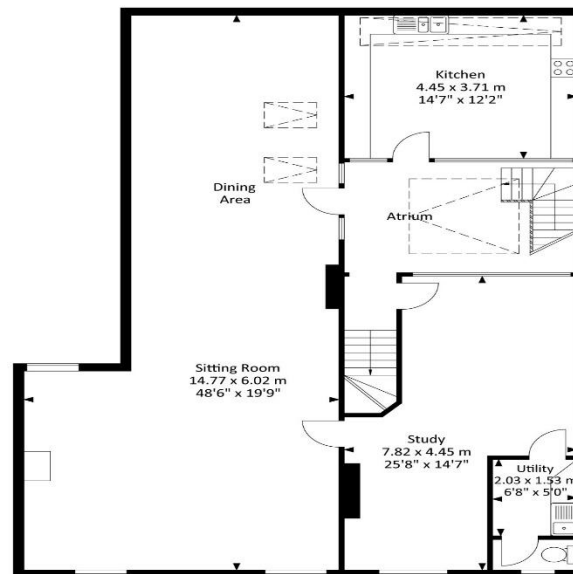
Approx. Gross Internal Area
2308.7 Sq.Ft - 214.5 Sq.M

Garage
572.4 Sq.Ft - 53.2 Sq.M

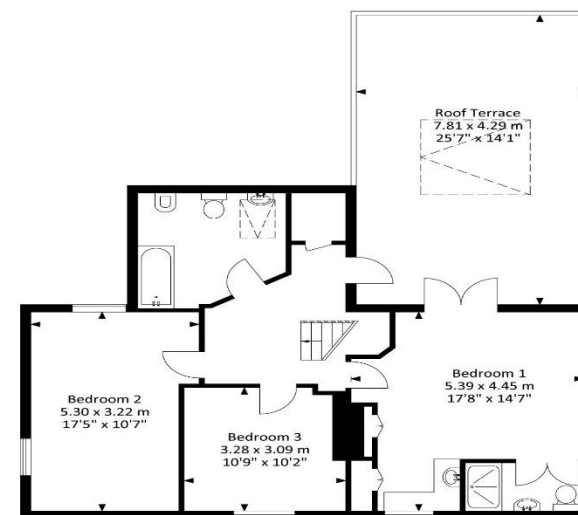
Total Area
2881.1 Sq.Ft - 267.7 Sq.M



Ground Floor



First 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.

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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