



KINGSDOWN PARADE  
KINGSDOWN  
BRISTOL



# 91 KINGSDOWN PARADE, KINGSDOWN, BRISTOL, BS6 5UJ

**A MOST ATTRACTIVE MID TERRACE GRADE II LISTED TOWN HOUSE SET WITHIN THIS ICONIC QUINTESSENTIAL GEORGIAN TERRACE. BOASTING MANY PERIOD FEATURES AND WITH BEAUTIFULLY PRESENTED GARDENS, THE EXQUISITE ACCOMMODATION ENJOYS COMFORTABLE PROPORTIONS AND OFFERS ANY DISCERNING BUYERS THE OPPORTUNITY OF A WONDERFUL FAMILY HOME IN THE HEART OF THIS MOST DESIRABLE HISTORIC SUBURB OCCUPYING AN ELEVATED POSITION ABOVE THE CITY.**

Built in circa 1780, Kingsdown Parade is in the heart of Bristol's first suburb, Kingsdown, which was created once wealthy Bristolians could use carriages to commute to the City Centre and Bristol Docks. An interesting fact is that Kingsdown is called Kingsdown because during the Civil War in the 17th Century the King's Calvary exercised their horses on the Downs, hence the name "Kingsdown".

On entering number 91 one is immediately aware of how much light the large Georgian sash windows allow to cascade into the principal living rooms. The ground floor is a full width kitchen dining room which is accessed directly off the sun terrace and enjoys a walk-in butler's pantry. It also offers access to the utility room and the back door onto to the quiet "Back of Kingsdown Parade" - a peaceful cul-de-sac where children can happily scoot and ride. The heart of the kitchen is a fabulous red AGA and the kitchen units which are dressed by wood and granite make clever use of the historic features. The hallway has stairs ascend to the hall floor and benefits from a cloakroom.

The hall floor is very special with two beautiful reception rooms and a study. The reception rooms catch the sun to the front for much of the day, with the rear reception enjoying the evening sun through an attractive bay window. These charming rooms are full of period features and can either be divided or opened up by the large pair of original doors. The study is a good size, and enjoys an open outlook through a large sash window. On the first floor are the two principal bedrooms, the master to the front aspect enjoying lovely views and the morning sun with bedroom two to the rear. Both bedrooms are serviced by a large bathroom with bath, WC, washbasin and large walk-in shower, all of which are tiled.

The second floor has three further bedrooms, one of which houses a kitchenette, which has proved ideal for the family to give older children independence. There is also a further bathroom at this level. To the front of the property is a delightful south-facing walled garden that has been landscaped to create two terraces interlinked via a pathway. The garden is well stocked with a wealth of plants and shrubs.

Undoubtably, another key feature of this fantastic property is the large double garage with electric roller shutter doors and an off-road charging point for electric vehicles. It also boasts two windows, a doorway to the side, power and water with vehicular access via Kingsdown Parade.

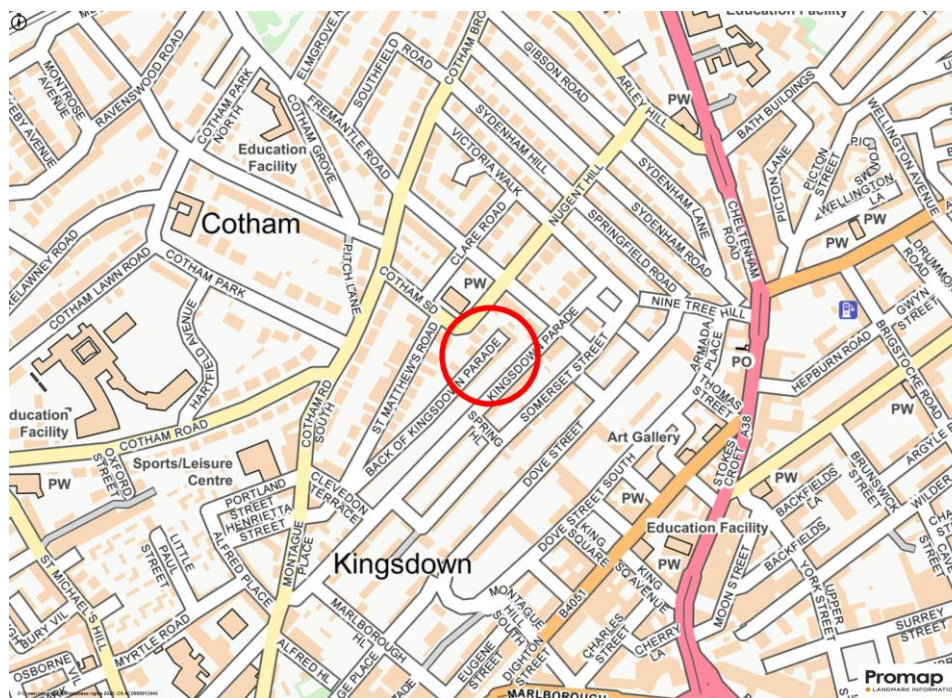
Kingsdown was the first area in the city to adopt a resident's parking scheme, however the area affronting the two garage doors has been excluded from the scheme allowing visitors of number 91 to park for free.

## LOCATION

Situated in the well-regarded conservation area within the fashionable suburb of Kingsdown in an elevated position above the City of Bristol, within ½ a mile of the City Centre. A wide selection of amenities are on offer within the locality as well as a choice of schooling in both state and private sectors. Bristol's M4/M5 motorway network can be reached from the M32 link road, which is approximately ½ a mile away. A choice of Temple Meads and Parkway main line railway stations offer direct access to London's Paddington and are both located within three miles.

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 Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, particularly Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside is a short walk and offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf and even surfing at "The Wave".





### USEFUL INFORMATION

**TENURE:** Freehold

**EPC** – Exempt as Grade II listed

**LOCAL AUTHORITY:** Bristol City Council

**COUNCIL TAX BAND:** E (£3,158.10 for 2024/25)

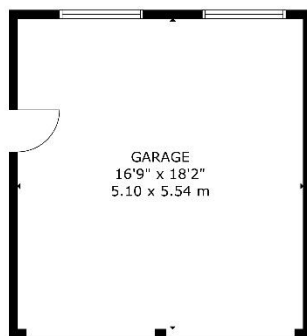
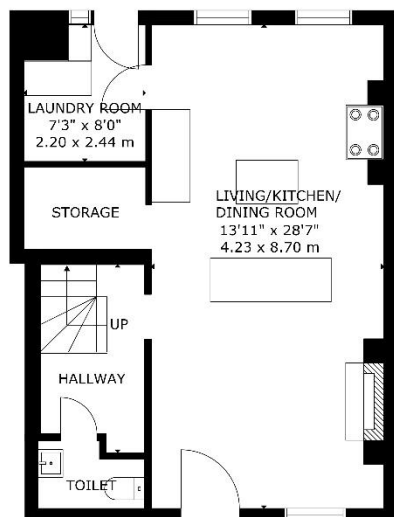
**BROADBAND:** Ultrafast Broadband – Download up to 1800 Mbps and Upload up to 200 Mbps

**MOBILE PHONE COVERAGE:** Data and voice “Likely” available for 02, EE, Three and Vodafone

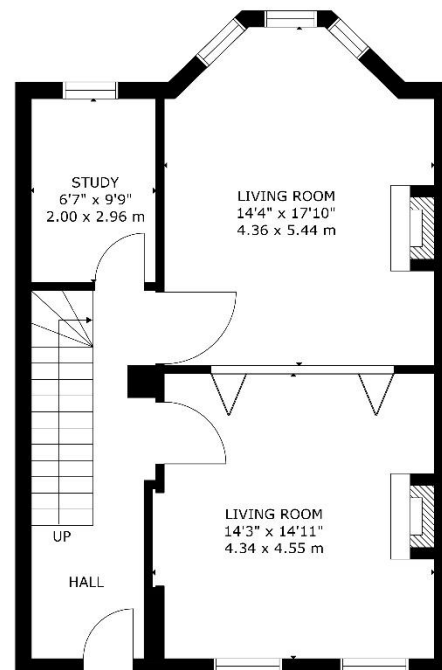
**SERVICES:** The property benefits from mains Gas, Electricity, Water and Drainage

### IMPORTANT NOTE

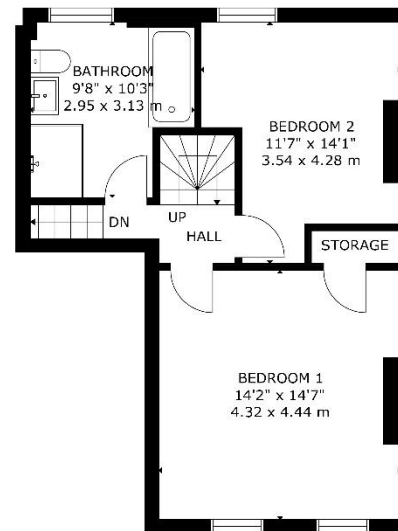
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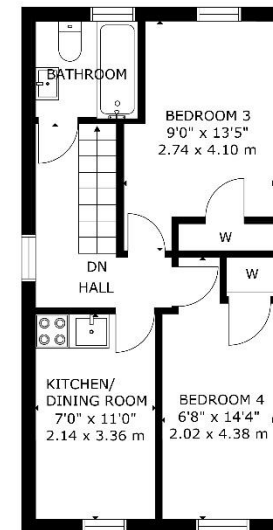
BASEMENT



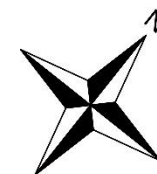
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



91 KINGSDOWN PARADE, BS6 5UJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 2,281 SQ FT / 211 SQ M  
GARAGE 304 SQ FT / 28 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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