



Flat 11, Grove House

Cornwallis Grove, Bristol, BS8 4DE



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An impressive and generously proportioned first-floor flat, boasting shared access to beautifully manicured communal gardens and an allocated parking space.

ALLOCATED PARKING SPACE DIRECTLY OPPOSITE | ACCESS TO WELL-MAINTAINED COMMUNAL GARDENS | TURN-KEY ACCOMMODATION | OPEN PLAN KITCHEN AND DINING | SPACIOUS AND LIGHT-FILLED THROUGHOUT | VISITOR PARKING AVAILABLE | IDEALLY LOCATED JUST MOMENTS FROM CLIFTON VILLAGE | EPC: D

Situation

Nestled on Cornwallis Grove, Grove House is just moments away from the vibrant heart of Clifton Village, celebrated for its diverse range of independent boutiques, bars, coffee shops, and renowned dining options, including The Ivy Clifton, Côte Brasserie, and The Hotel du Vin at The Avon Gorge.

Originally constructed in 1794, this property boasts elegant midGeorgian architecture, with distinctive limestone ashlar and stucco façades. Extended around 1820, the building has undergone several transformations before its conversion into luxury flats approximately 40 years ago. Both the structure and its surrounding gardens hold historical significance, once being part of the esteemed 'La Retraite' private school for girls.

Bristol is well-regarded for its esteemed independent schools and two world-class universities. Clifton College is located less than a mile away, while Bristol Airport is just 8 miles away, and Bristol Temple Meads train station is only 2.5 miles away, offering convenient links to London and mainland Europe..







For Sale Freehold

This charming residence within Grove House combines timeless elegance with modern amenities, perfectly positioned to enjoy stunning south-easterly views from its elevated location.

Grove House is an outstanding property that artfully balances classical charm with modern amenities, ideal for those in search of a refined living environment. The space would be ideally suited for a young professional or couple looking for safe, modern living in the heart of one of Bristol's most sought-after neighbourhoods.

A welcoming hallway offers ample space to store coats and shoes, featuring a generous utility cupboard housing a Drayton water tank with electric operation and a 'Samsung' washer-dryer.

At the end of the hallway, the spacious dual-aspect reception room boasts engineered oak floorboards and is bathed in natural light from four large sash windows, offering spectacular south-easterly views. This room creates an inviting space for both relaxation and entertaining.

The kitchen is tastefully appointed with a range of wall and basemounted units, granite worktops, a durable tiled floor, and integrated 'Miele' appliances, including an electric hob, oven, 'Bosch' dishwasher, and fridge-freezer. A granite tile splashback adds both practicality and style.

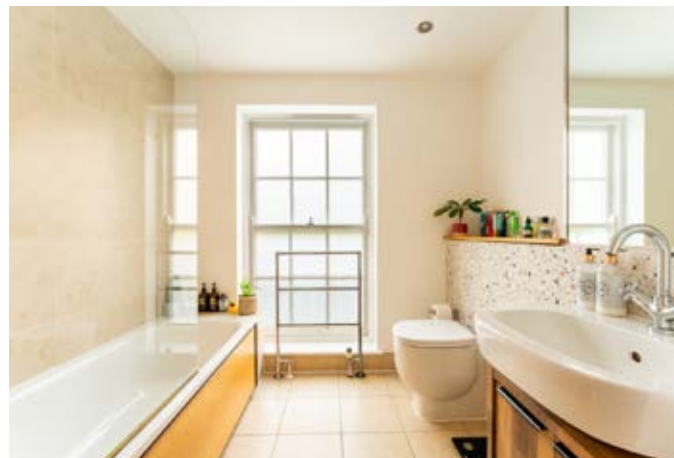
The property includes two double bedrooms, each benefitting from natural light through large sash windows. The primary bedroom also features functioning shutters, enhancing privacy and offering a tranquil retreat.

Between the bedrooms, the fully tiled bathroom includes a panelled bath with an overhead shower, a stylish sink, and a unit with a modern terrazzo-tiled feature wall, adding a chic, contemporary finish.

Outside

Residents of Grove House enjoy access to a beautifully landscaped communal garden, just a short walk from the building's entrance, meticulously maintained to provide a peaceful and picturesque setting.

Directly opposite Grove House's entrance, there is an allocated parking space, alongside several visitor bays, ensuring convenient parking options for both residents and their guests.





Services:

Electrical heating system,, Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority:

Bristol City Council, Tel: 0117 922 2000
Council Tax: Band E

Directions:

Post Code BS8 3UY

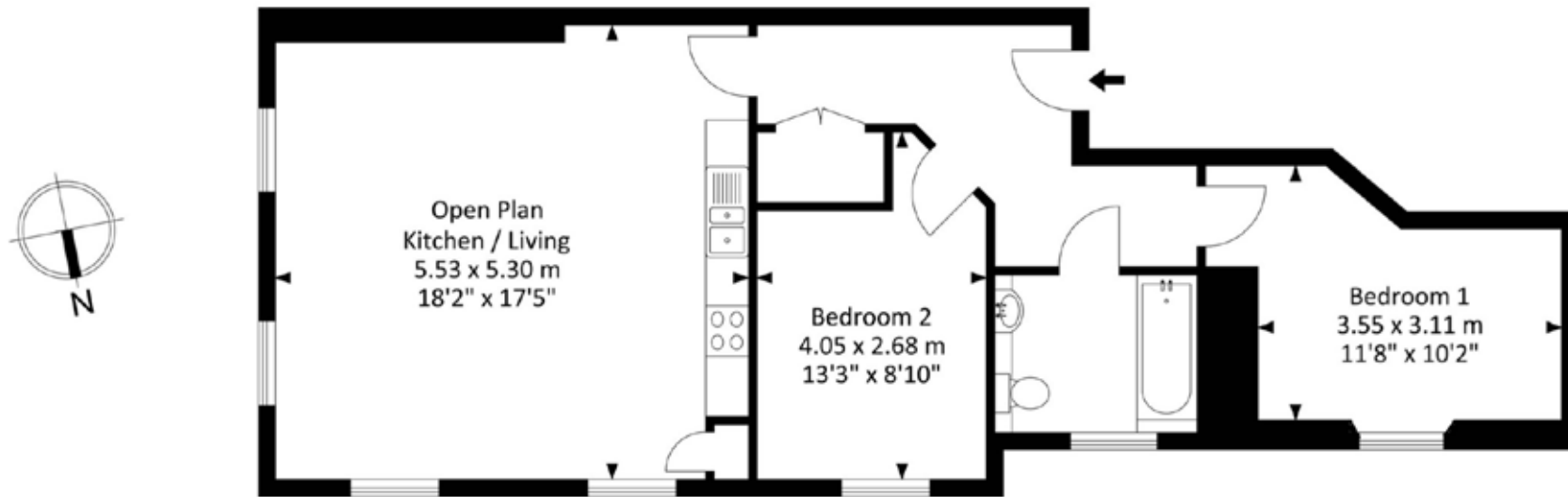
Viewing:

Strictly by appointment with Rupert Oliver Property Agents



Grove House, Clifton, Bristol BS8 4DE

Approx. Gross Internal Area
697.70 Sq.Ft - 64.80 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.



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