



10 Cornwallis Crescent, Clifton

Guide Price Range £1,400,000 - £1,500,000

RICHARD
HARDING

10 Cornwallis Crescent,

Clifton, Bristol, BS8 4PL

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A fine and impressive late Georgian grade II* listed house offering versatile and substantial accommodation.

Key Features

- Elegant and comfortable, and rich in atmosphere, the house has grand and handsome principal rooms.
- Period detail throughout, including high ceilings with ornate cornices, tall sash windows with working shutters, fireplaces and a fine staircase.
- Five floors with three defined units of accommodation for flexible use: caters for large evolving family, multi-generational living, working from home, or extra income.
- Flagstone terrace and attractive canopied balcony, both facing south over the gardens for sitting outside.
- Elevated position with long southerly views across the city and harbour to the hills in the distance.
- Delightful and unusual communal gardens with lawns, mature trees and shrubbery - a paradise for the residents of this historic and architecturally noble terrace.
- A full family house of circa 4,750 sq. ft; versatile and extensive - this is a rare find.
- Our vendor clients have obtained listed building consent (25/15003/LB) for a scheme of works to further enhance the house.
- Sold with no onward chain.







Position

No. 10 is a remarkable grade II* listed late Georgian town house, set within a beautiful concave terrace circa 1792 – 1827, perched on the southern slope of Clifton with a sunny orientation overlooking the city and harbour to the hills in the distance. It has easy access to the heart of Clifton Village some 300 metres away, not least to the restaurants, cafes, boutique shops and independent traders. It is also easy to get to the city centre from here, with its theatres, museums, art galleries and train station. Ten minutes down the hill on foot are the harbour and the ferries to town.

Inside

This wonderful 7 to 8 bedroom house is ideal for an evolving family. It is set over five floors, with the principal 3 floors currently used as a generous 4 double bedroom home, the 3rd floor as a 2-bedroom attic 'flat' and the lower ground floor as a spacious 2-bed apartment.

The entrance vestibule opens into a reception hall and so to the spacious kitchen/dining room with its ornate ceiling cornice, 13ft ceiling height, featuring an ornate arch and gas fired stove set in the chimney breast. At the back three tall Georgian windows flood the room with southerly light. From here you reach the terrace, above the gardens, via a glazed door. The kitchen has shaker-style units and generous dining area. The high ceilings and tall sash windows are replicated at the front of the house with a study/sitting room that benefits from an en-suite shower room. Also on the ground floor is a wc.

A fine flowing staircase rises from the hall with polished wooden handrail and natural light from sash windows to the front. At first floor level, an open arch connects two spacious and elegant reception rooms with high corniced ceilings, sash windows and working shutters. The semi open-plan nature allows for light to flow from front to back, creating a beautiful living and entertaining space. The south-facing reception room has views across the communal gardens, through the trees and over the city to the hills in the distance. There is an impressive period fireplace, wooden flooring and a good range of built-in shelving. From this reception room one can step out onto a full-width sitting out balcony with decorative railings and canopy – a serene spot from which to enjoy the afternoon sun high above it all.

The second-floor features 3 double bedrooms, a shower room and a utility room.

Attic Floor:

This is a generous 2-bedroom 'flat' with its own kitchen, sitting room, 2 double bedrooms and bathroom. The views, both to the front and to the back, are magnificent.

Lower Ground Floor Flat:

This is reached separately from the front of the house via a stone staircase which leads down to a courtyard, two big storage vaults and the front door to a large 2-bedroom flat. The vestibule and inner hallway leads to a double and a single bedroom, a bathroom and an open-plan kitchen/living room. A door opens out to a rear enclosed courtyard which in turn provides level access to the gorgeous communal gardens. At this level there are also vaulted storage cellars, beneath the terrace walk.

This apartment is in need of modernisation.

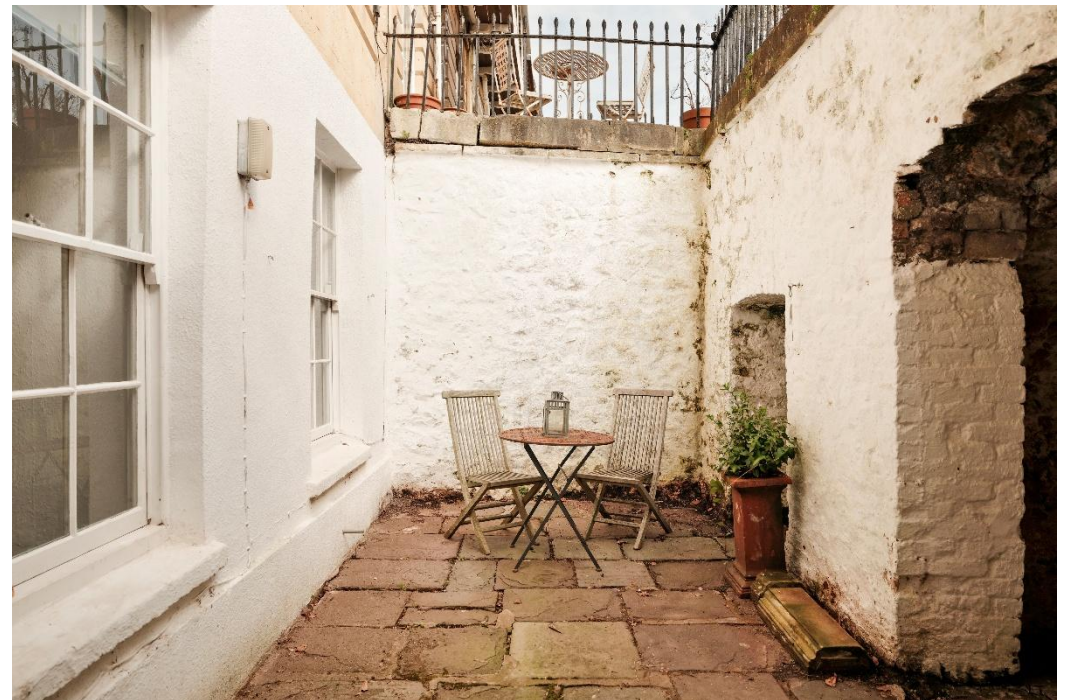
Heating:

Two gas boilers serve the lower ground floor and the main part of the house.

Outside

The ground floor kitchen/dining room opens onto a large flagstone terrace. This is a fine place for entertaining and enjoying the sun, decorated all its length with potted shrubs and flowering plants. This terrace walk with stone balustrade looks down on the most impressive communal gardens which combine level lawns, mature trees and established shrubbery to provide a rare paradise for the lucky residents.









VENDORS' COMMENTS

Things that the vendors love about 10 Cornwallis Crescent include the following:-

- The wonderful light and sunshine – especially in the kitchen.
- Sitting out on the terrace over a meal or a cup of tea chatting to neighbours as they pass, with a view of the rolling hills.
- The community on the crescent – the monthly communal gardening Sunday, the communal chickens.
- The bluebells in the woods at the bottom of the garden.
- The proportions of the rooms with so much light and space.
- Being a 5 minute walk from Clifton Village with all its great coffee shops, restaurants, independent shops etc.
- The copper beech right outside our windows.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

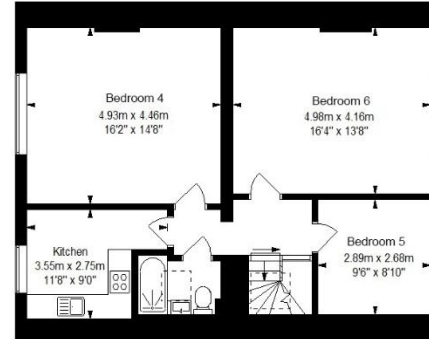
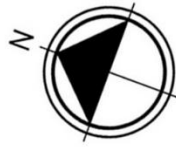
Cornwallis Crescent, Clifton, Bristol, BS8 4PL

Approximate Gross Internal Area = 415.2 sq m / 4469.3 sq ft

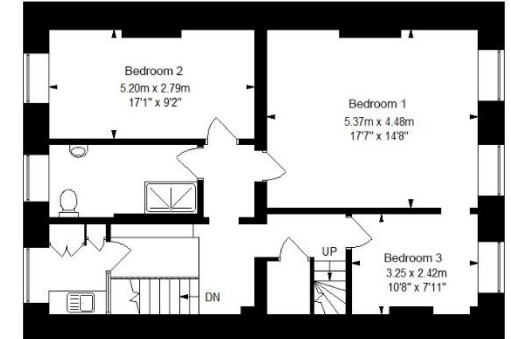
(Excludes Reduced Courtyard/ Vaults)

Vaults = 26.8 sq m / 288.5 sq ft

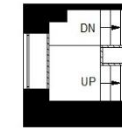
Total Area = 442.0 sq m / 4757.8 sq ft



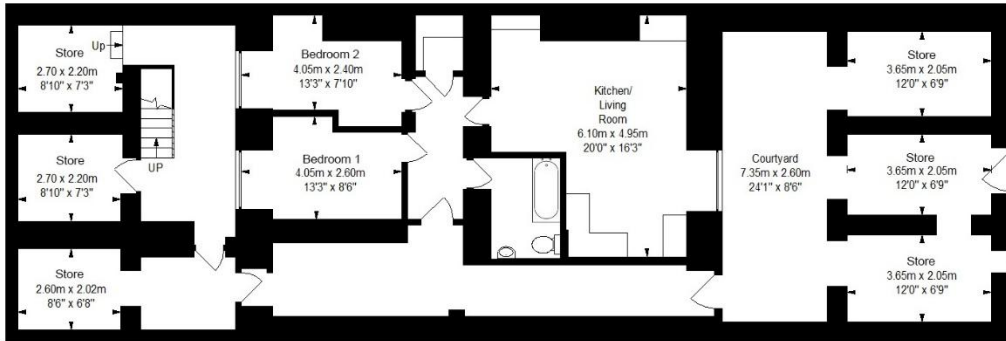
Third Floor



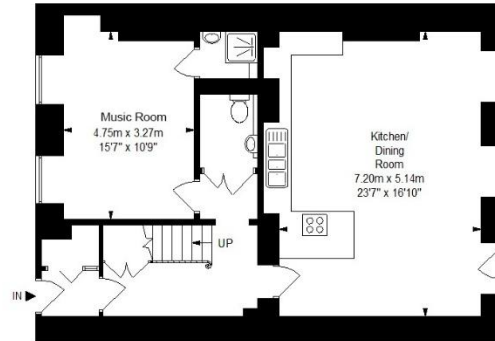
Second Floor



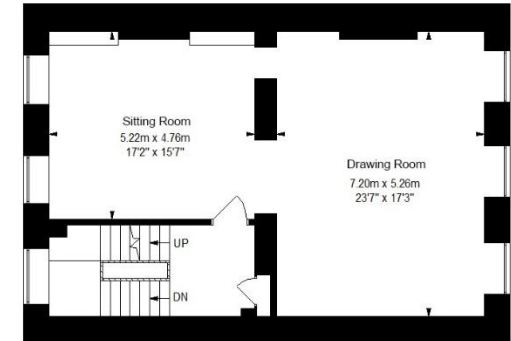
First Floor
Half Landing



Lower Ground Floor



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only. All Efforts have been made to ensure its accuracy at time of print