



14 Camden Terrace
Clifton, Bristol, BS8 4PU



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An elegant and well-proportioned family home of over 2200 sq. ft with period charm, a sunny south facing garden and versatile accommodation arranged over four floors.

A fabulous family home situated between Clifton Village and the harbourside |Elegant and versatile accommodation arranged over four floors | Light-filled sitting room with an open fire | Separate study / bedroom five | Stunning kitchen / dining room with an AGA, central island and access to the garden | Four double bedrooms each with an en-suite shower room | Superb family bathroom and a separate utility room | Landscaped fully enclosed south-facing rear garden | Gated access from a private lane to the rear | EPC: D

Situation

Camden Terrace is a beautiful terrace of just 19 town houses built circa 1845, hidden away towards the bottom of Clifton Vale, providing excellent access to both Clifton Village and the thriving floating Harbour. To the front is a well-maintained communal garden with an active committee and residents' events held over the summer and winter months.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School and QEJ to name but a few. The house sits within both the Hotwells Primary School and Christchurch Primary School catchment areas and nearby are several leading independent day nurseries.

Clifton Village is just under 0.4 miles to the north with its renowned range of independent bars, restaurants and boutique shops; with the harbourside just 0.2 miles to the south.

For Sale Freehold

14 Camden Terrace is a charming family home nestled discreetly into the lower corner of the terrace. The location feels immensely private, overlooking the resident's communal garden to the front and Holy Trinity Church to the rear.







Over the last 7 years of ownership, the house has undergone extensive refurbishment and redecoration, not least opening up the rear of the ground floor to provide an exquisite 24' kitchen and dining room.

Accessed via a pedestrian pathway through the front courtyard, the front door opens to a welcoming entrance hall with stripped wooden floorboards, flowing through to the sitting room and adjacent study.

The study is a perfect work from home space, with a shuttered sash window overlooking the communal garden opposite, and a beautiful open fireplace and tiled hearth.

To the rear is the charming and elegant sitting room, again with an open fire and with a stone surround and complete with an ornate plaster ceiling rose, period corning and views from the shuttered sash window over the rear garden.

Between the sitting room and the study is a hidden cloak cupboard; perfect for storing coats and boots and providing secondary access between the two rooms.

Downstairs, the lower ground floor is given over to the wonderful family open plan kitchen and breakfast room, semi-open plan to the family dining room. The lower ground floor has private access from both the front and rear - with French doors opening to the garden and a door accessed via steps from the front garden. Perfect for families with children, or for guests to come directly into the house or garden from front or rear.

The kitchen itself is exquisite; with a gas-fired AGA and range of hand-made floor and wall mounted storage cupboards, lined with cherry wood with turned cherry wood handles and topped with matt granite worktops. The central island is topped with cherry wood, and provides a recessed 5-ring gas hob and useful breakfast bar with an integrated wine fridge. All the integrated appliances are MIELE, with said gas-hob, wall-mounted electric oven, microwave combi-oven and integrate dishwasher. There is room for a fitted American style fridge / freezer and the kitchen is finished with a double Belfast sink.

The owners extended the kitchen to create a glazed breakfast area, with French doors opening out into the sunny rear garden. To the rear is a fully-fitted utility room with space and plumbing for a washing machine and dryer and further fitted storage.

Upstairs, on the ground floor, is a stylish family bathroom complemented by a beautiful William Holland copper bath with a matching copper sink, set onto a marble topped vanity unit. A perfect space to unwind and relax. In addition, the room enjoys a dual aspect with twin casement windows and a fitted period style Catchpole and Rye w.c and wall mounted flush.

Over the upper two floors, accessed by the original wooden staircase and turned bannister lie four well-appointed double bedrooms.





Each bedroom has its own en-suite shower room with an enclosed shower, w.c and wash basin, as well as a fitted wardrobe.

The two bedrooms to the front enjoy lovely views over the communal gardens whilst to the rear the bedrooms overlook the handsome Holy Trinity Church, with the top bedroom having extensive views over towards Dundry.

Outside

The private rear garden is a fabulous space, south-facing and fully enclosed it catches much of the day's sun. The current owners have professionally landscaped the garden to maximise the sun and provide a safe and sociable space for families, children and to dine / entertain from breakfast through to sun-down with a fitted bench and dining area, expanse of level artificial lawn and integrated outdoor speakers.

At night, the lighting creates an atmospheric and attractive feature with recessed LEDs under the benches and up-lights in the recessed planted borders.

To the rear of the garden is a standalone summer house / storage shed complete with power and light and adjacent is a secure rear pedestrian gate, leading to a private rear pathway, accessed by only a few of the Camden Terrace residents. This provides a perfect space to come in to the garden / house with bikes / wet weather gear or for guests to arrive for summer BBQ's and parties.

SERVICES: All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band F

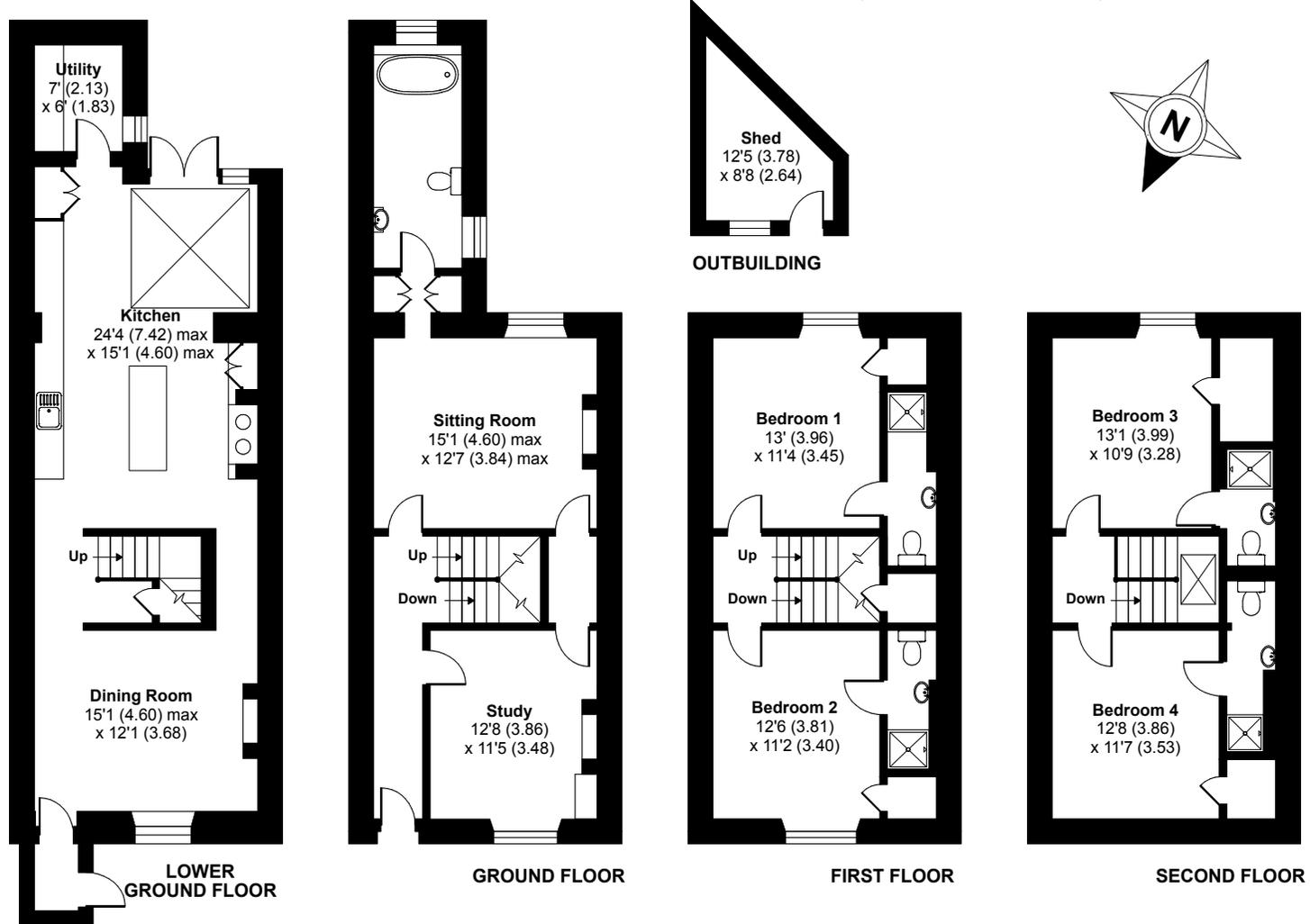
Directions: Post Code BS8 4PU

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Camden Terrace, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 2283 SQ FT 212. SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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