



56 Kingsdown Parade

Bristol, BS6 5UQ

 **RUPERT
OLIVER**
property agents



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A beautiful Grade II Listed Georgian end-of-terrace townhouse presenting elegant and well-proportioned accommodation over five floors, with a sunny southerly facing rear garden.

Stunning Grade II Listed end-of-terrace Georgian townhouse | Walled and very private southerly facing rear garden with rear lane access | Circa 3000 sq. ft of accommodation across five floors | Full footprint open-plan kitchen, dining and family room opening into the garden | Ground floor study and sitting room / library | Full width first floor drawing room | Master bedroom with en-suite bathroom | Four further double bedrooms across the upper two floors and a family bathroom | Elegant, retained period features and superb natural light | Useful vaulted storage

Situation

Kingsdown Parade is a quiet, sought-after residential road in Kingsdown, conveniently located on the southern edge of Cotham with fabulous south facing views over the city. The area is immensely popular with families of all ages and size, given its central location and ease of access to several of Bristol's leading employers as well as the BRI, Bristol University, Temple Meads train station and the city centre.

In addition to Cotham (Secondary) School and Colston (Primary) School, 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, Colston Girls School and QEH to name but a few.

Nearby infrastructure is excellent; with the A38 / Gloucester Road providing access to the city centre (1.2 miles to Cabot Circus / 1.4 miles to the M32) and the M4 / M5 interchange a little over 5 miles to the north. Redland Train Station is a just a half mile walk from the property, connecting to Temple Meads and Parkway and from there onto the national rail network.







For Sale Freehold

56 Kingsdown Parade is a light-filled beautifully presented Grade II Listed Georgian townhouse built in circa 1792, boasting a handsome, blue-rendered frontage and fine southerly views to the rear.

The house packs a versatile punch, with five storeys of flexible family accommodation, complete with a stunning, hugely sociable 30' family kitchen and dining room spilling out into the garden.

Throughout there are a host of retained period features; sliding sash windows, ceiling cornice work, retained as well as sourced period fireplaces; with beautifully fitted bespoke cabinet work presenting exceptional storage over each of the floors.

A handsome Georgian stone portico with six panelled Georgian front door, opens from the end of the terrace into a welcoming entrance hall. Wide oak flooring flows through into the study and a charming original Georgian dog-legged staircase leads to the upper floors.

The study is open plan to the hall and would equally make a decadent boot room; with a rare example of a wooden Georgian fireplace at its centre, flanked by two mahogany bespoke cupboards.

Original French doors and Juliet style balcony overlook the garden. Adjacent to the study is an inner lobby with ample pegs for hanging coats and hats leading to the half panelled hall floor cloakroom and w.c.

To the front is a lovely light-filled full-width sitting room, currently dressed as the home office and library, with a fabulous almost full-width cupboards and bookcase built to mirror the commissioned stone fire surround with an open cast-iron Georgian hearth below.

The lower ground floor is accessed by a Portland stone staircase commissioned from a local sculptor, leading down to an airy full-depth circa 30' open plan kitchen, dining room and snug opening out via bi-folding doors to the garden.

A wonderfully sociable space it also affords ample storage, with a naturally cooled walk-in larder, and a feature cast-iron wood-burning stove. Finished with a sandstone tiled floor and under-floor heating, the kitchen is equally well-appointed with sycamore wall and floor mounted storage cupboards and a Mercury freestanding range cooker.

To the front a glazed door leads out to two vaulted stores providing invaluable additional storage, along with an outside Belfast sink and tap.

The first floor is accessed via the original staircase with a large arched sash window flooding the landing with light and finished externally with a period Georgian cast-iron window balconette.





To the front is the impressive recently redecorated full-width family drawing room; with three oversize sash windows, a stripped wooden floor, impressive carved marble fireplace with an open hearth below flanked by fitted bookshelves.

To the rear of the house is the principal bedroom suite; accessed via a door off the landing to an inner lobby leading to the bedroom. The bedroom has fine views over the rear garden, access to a fitted walk-in oak-panelled wardrobe as well as a fully fitted en-suite bathroom.

Upstairs, across the top two floors, lie four further double bedrooms; to front and rear across both floors. These present a huge degree of flexibility, each with recessed storage and fabulous views across the city from the rear bedrooms, and across to St. Matthews church from the front.

On the second floor is the family shower room with an enclosed shower, w.c and wash basin; whilst on the opposite side of the landing is a useful fitted laundry room.

Outside

The flagstoned rear garden of No. 56 is a sheer joy, excavated to provide level access from the kitchen with broad slate steps and rear access from the private lane behind, complete with bike store.

The garden has been sensitively landscaped to provide year 'round colour and form complete with a paved dining terrace, raised water feature and, to the rear, a Buddhist stupa off set to a further paved terrace with a wooden arbour catching the last of the late afternoon and evening sun.

The garden is incredibly private and a true haven in the city, from morning coffee to an evening sundowner.

SERVICES: All mains services connected. Gas fired boiler, central heating and hot water system.

Telephone and Ultrafast Broadband available by private arrangement

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

Directions: Post Code BS6 5UQ

Viewing: Strictly by appointment with Rupert Oliver Property Agents



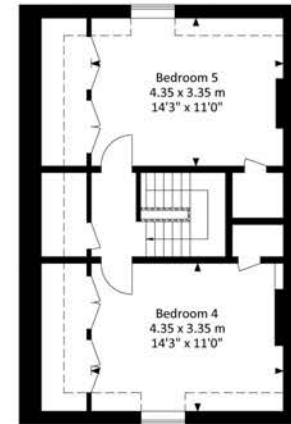
Kingsdown Parade, Kingsdown, Bristol BS6 5UQ

Approx. Gross Internal Area
2903.10 Sq.Ft - 269.70 Sq.M
(Excludes Reduced Headroom Area)

Reduced Headroom Area
96.90 Sq.Ft - 9.0 Sq.M

Total Area
3000.0 Sq.Ft - 278.70 Sq.M

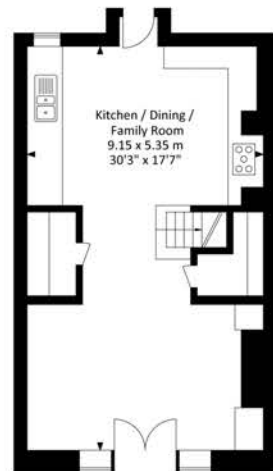
 = Reduced Headroom Below 1.5 / 5'0"



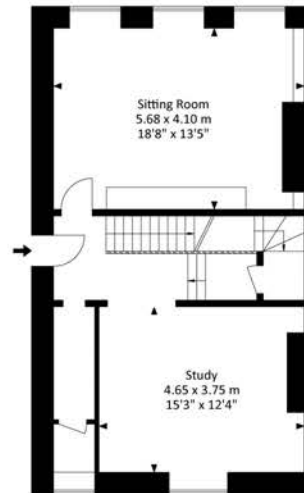
Third Floor



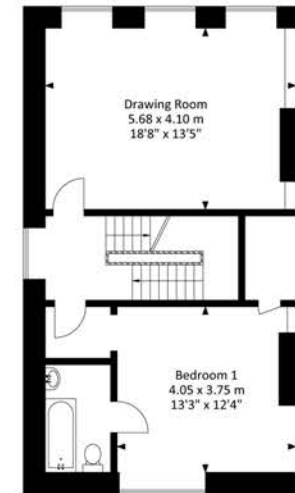
For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



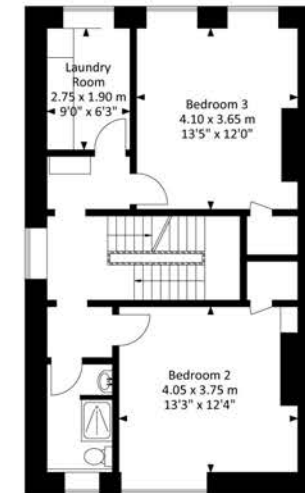
Lower Ground Floor



Ground Floor



First Floor



Second Floor