







QUEEN'S PARADE

BS1



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Dating from 1792, this Grade II listed Georgian family home has been completely refurbished and renovated by the current owners, creating a well-considered and flexible space.

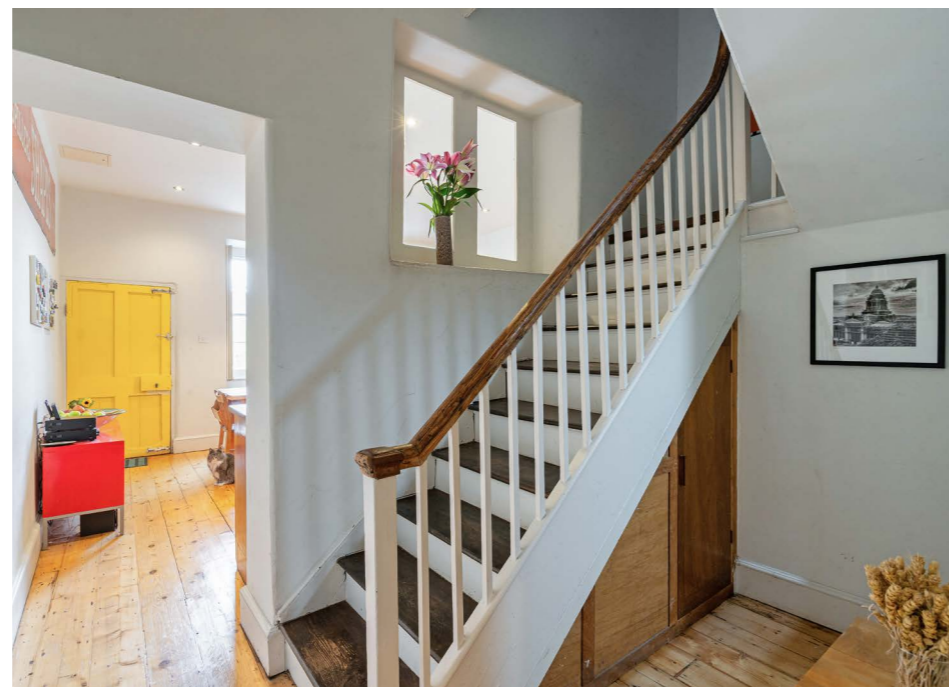
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		Grade II listed	

Local Authority: Bristol City Council

Council Tax band: E

Tenure: Freehold

Guide Price: £1,175,000



Queens Parade sits within Bristol's historic city centre, forming part of an elegant Georgian terrace overlooking Brandon Hill to the front, with far-reaching views across the city to the rear. Clifton Village, the city centre and the harbourside at Wapping Wharf are all within easy walking distance.

Arranged over five floors, the property retains a wealth of original Georgian features, including sash windows, high ceilings, cornicing and floorboards. The current owners have undertaken a comprehensive renovation in their ownership, including full rewiring, replumbing and replastering, while carefully preserving period character. The front elevation reflects classic Georgian proportions with large sash windows and elegant arched doorway with glazed pane above - cohesive with the the rest of the terrace.

The ground floor opens to the entrance hall, with original floorboards, tall ceilings and cornicing. The front room is used as a boot room with coat and bike storage, whilst the large reception room at the rear of the house benefits from an arched sash window with South Easterly views. A period fireplace (with open fire) is a key feature, with marble surround and hearth, and intricate cornicing around which continues on the ceiling and window - which has all been carefully restored.

The kitchen, with underfloor heating, is on the lower ground floor and is flooded with natural light, with sash windows overlooking the rear terrace and garden. There is direct access to the garden and a window seat to enjoy the outlook. Bespoke cabinetry is topped with black marble worktops, with integrated appliances, including a fridge and dishwasher, seamlessly concealed behind. A Rangemaster cooker is set within an arched recess, complemented by open wooden shelving and a generous pantry with power and additional storage.

On this floor there is also: a workshop currently used as a home bakery! which also houses the hot water tank and boiler (2025), supported by a pressurised system; A shower room/WC, with under floor heating; useful under-stairs storage.





On the first floor, the main bedroom enjoys the South East facing views through the three sash windows, a period fireplace and walk in closet. The other room on this level is currently a home office, with two sash windows and gorgeous views over Brandon Hill.

The second floor follows a similar footprint, with a large bedroom at the rear of the house, enjoying the far reaching views over the city and beyond to Dundry Hills. The front room is a great sized family bathroom with walk in shower and roll top bath – enjoying underfloor heating below the wooden flooring. A utility/laundry room has been added on this floor with both washing machine and dryer and built in cabinetry.

A secondary staircase leads to the top floor, where two charming bedrooms feature vaulted ceilings and exposed timber beams, both with additional eaves storage. A well appointed Jack and Jill shower room is conveniently situated between the two bedrooms. Multiple Velux skylights have been added in both the bedroom and the stairwell which enhances the natural light on the top floor and beyond.





OUTSIDE

The garden is arranged as a beautifully established, south-east facing walled garden. Directly accessed from the kitchen, an Indian stone patio provides an ideal entertaining area, bordered by railings with mature wisteria that also climbs the rear façade. Flagstone steps lead into the main garden, thoughtfully divided into zones including a productive vegetable and flower patch, a landscaped seating area with fire pit, and a composting area set towards the rear. The garden is planted with a variety of mature trees and shrubs, including magnolia, quince, pear, plum, apple and crab apple, alongside roses and an impressive long-established fern. In addition, there are two substantial undercroft storage areas, providing great storage space and access to your own water well.



11 Queens Parade Bristol, BS1 5XJ

Gross Internal Area (Approx.)
Main House = 248.5 sq m / 2675 sq ft (Excluding Void)
Outbuilding = 14.9 sq m / 160 sq ft
Total Areas = 263.4 sq m / 2835 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108680

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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