



WEST MALL, CLIFTON

BS8



WEST MALL CLIFTON VILLAGE

A grand Grade II* listed Georgian townhouse in the heart of
Clifton Village



Local Authority: Bristol City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £2,550,000



Positioned on one of Clifton's most prestigious and architecturally distinguished terraces, this is an exceptional whole townhouse offering elegant and versatile living across five beautifully proportioned floors. With its handsome stone façade, landscaped gardens and space to park at the rear, this is a rare opportunity to own a full townhouse in the centre of Clifton Village.

This Grade II* listed home impresses with its scale and original features - high ceilings of up to 3.55 metres and features such as the folding doors linking the principal reception rooms. The accommodation has been thoughtfully arranged and meticulously maintained, combining period detailing with considered modern updates.









On the ground floor and at the heart of the home sits a bespoke, hand-crafted kitchen with full height folding doors opening onto a generous dining room with a period fireplace. At the rear, a cloakroom and utility room add practicality, with doors opening to the private garden terrace.

The first floor features a magnificent drawing room and adjoining snug - an impressive space with tall sash windows, full size folding doors, two fireplaces and access to the covered south-facing balcony overlooking the mall gardens. A separate study sits to the rear, on the half landing, offering a quiet workspace.







The principal suite occupies the front of the second floor - an elegant bedroom with leafy views over The Mall Gardens and a luxurious ensuite bath and shower room complete with underfloor heating. There is a further guest bedroom on this floor and a private rear balcony, offering glimpses of the Clifton Suspension Bridge, on the half landing. The top floor provides three additional bedrooms and a well-appointed family bathroom.

The lower ground floor is a particularly versatile space, with a large open plan space which is currently arranged as a study, wine store and storage area with two separate entrances. This level could lend itself to a self-contained apartment, guest suite or further accommodation (subject to the necessary consents). To the front, three tanked storage vaults which provide ample dry storage.

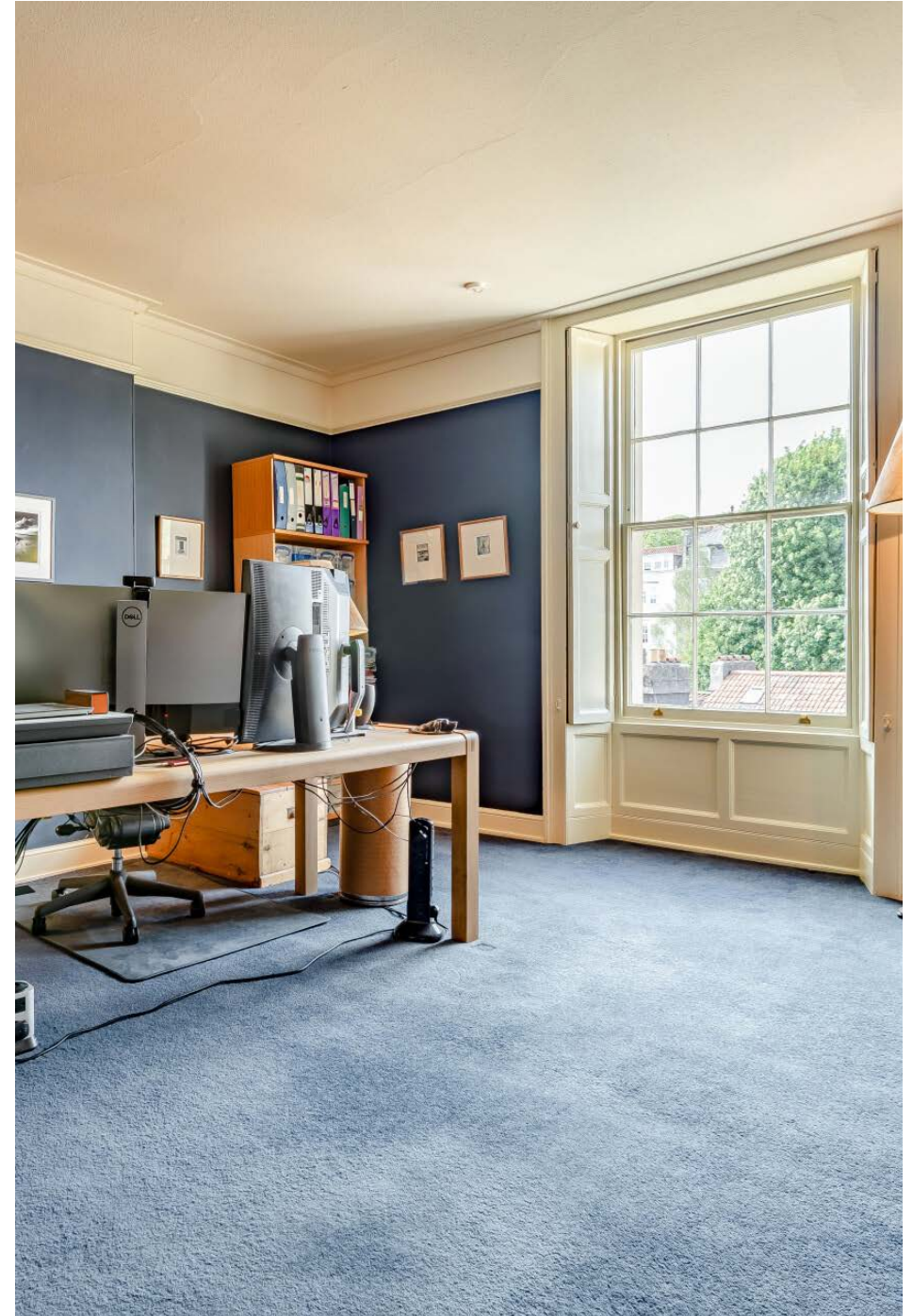




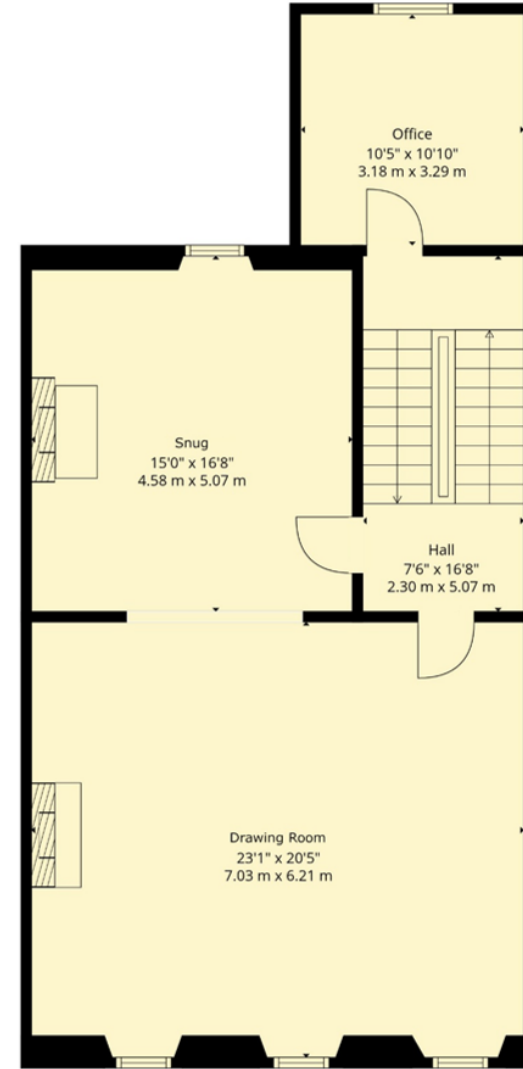
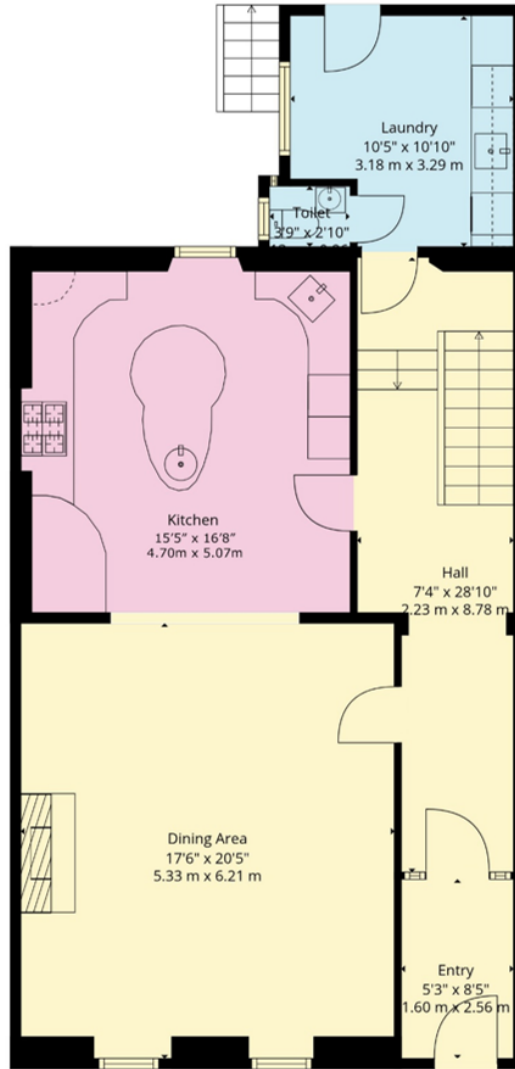
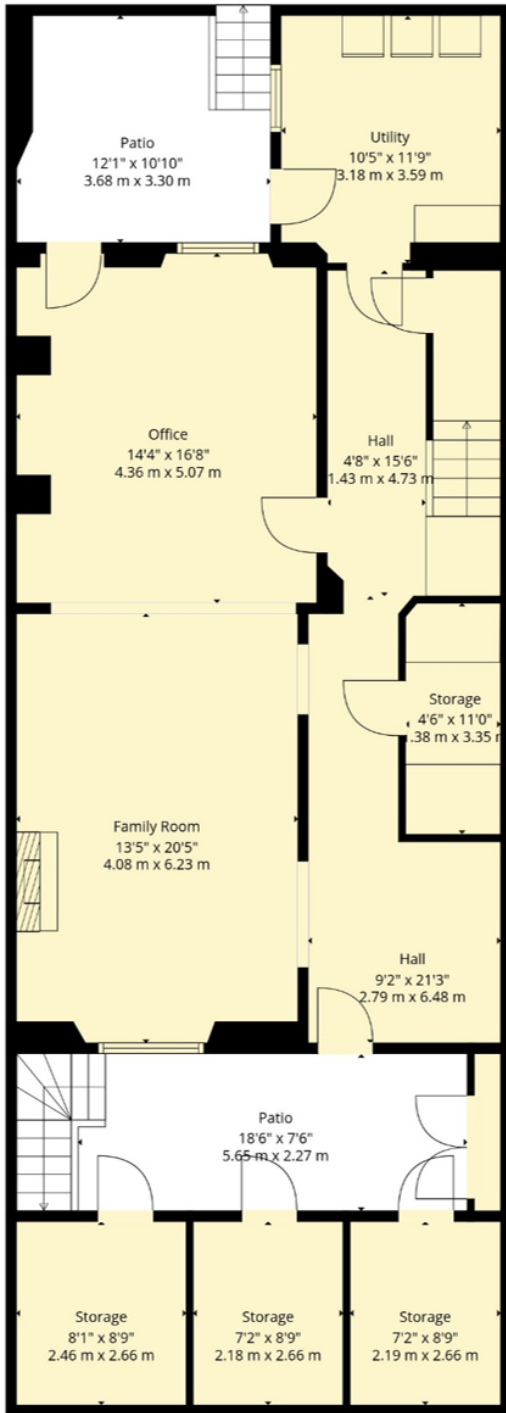
Outside, the rear garden has been landscaped with mature planting, water features and separate seating areas. There is private gated access to the rear lane which offers the ability for secure off-street parking - an extremely rare advantage within Clifton Village.

Location

Found in the heart of Clifton Village, Bristol's most sought-after neighbourhood, with boutique shops, independent cafés, delis, and acclaimed restaurants all on the doorstep. The iconic Suspension Bridge, Avon Gorge, and the open expanse of The Downs are just a short stroll away, alongside several highly regarded schools within easy walking distance.









TOTAL: 4641 sq. ft, 431 m2

Lower Ground Floor: 814 sq. ft, 76 m2, Ground Floor: 731 sq. ft, 68 m2, 1st floor: 984 sq. ft, 91 m2,
 2nd floor: 865 sq. ft, 80 m2, 3rd floor: 865 sq. ft, 80 m2,
 Excluded Areas: Patio: 293 sq. ft, 27 m2, Balcony: 119 sq. ft, 11 m2, Walls: 381 sq. ft, 35 m2



All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylane.co.uk



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)

We would be delighted
to tell you more.

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