

Flat 4, 13 Dowry Square, Hotwells, Bristol, BS8 4SL

£380,000

A character-filled two-bedroom property boasting spacious rooms, beautiful period features, and an abundance of natural light.

- Grade II listed building
- Communal garden
- Two double bedrooms
- Four piece bathroom suite
- Period features
- Separate Kitchen
- Gas central heating
- No onward chain

The Property
Positioned at the front of the property, is the bright and inviting living room, filled with natural light from the beautiful sash windows. This elegant space is enhanced by charming period features, creating a warm and characterful setting. The kitchen offers ample room for cooking and dining, featuring base and wall-mounted cabinets along two walls to provide plenty of storage and worktop space.
Both bedrooms are generously proportioned and benefit from built-in storage, offering a practical and stylish solution while maximising the available space. Completing the accommodation is the family bathroom, fitted with a stylish four-piece suite comprising a separate bath and shower.

The Clifton Dispensary at 13 Dowry Square in Hotwells is a Grade II listed building with a rich medical history. Founded in 1812 to provide affordable healthcare for the poor, it evolved from Thomas Beddoes' earlier dispensary established nearby in 1799. Beddoes' assistant, Peter Roget, later became famous for creating Roget's Thesaurus. Dispensaries offered an important alternative to hospitals and doctors in the 19th century, whose treatments were often ineffective or harmful. The dispensary remained in use for over a century until the NHS was established in 1948. Today, the building has been converted into private residential flats, although the words "Clifton Dispensary" can still be seen at roof level.

Location - Hotwells
Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

Other Information
Leasehold. 979 years remaining
Management Fee: £200
Ground rent: NA
Council Tax Band: D

Please Note
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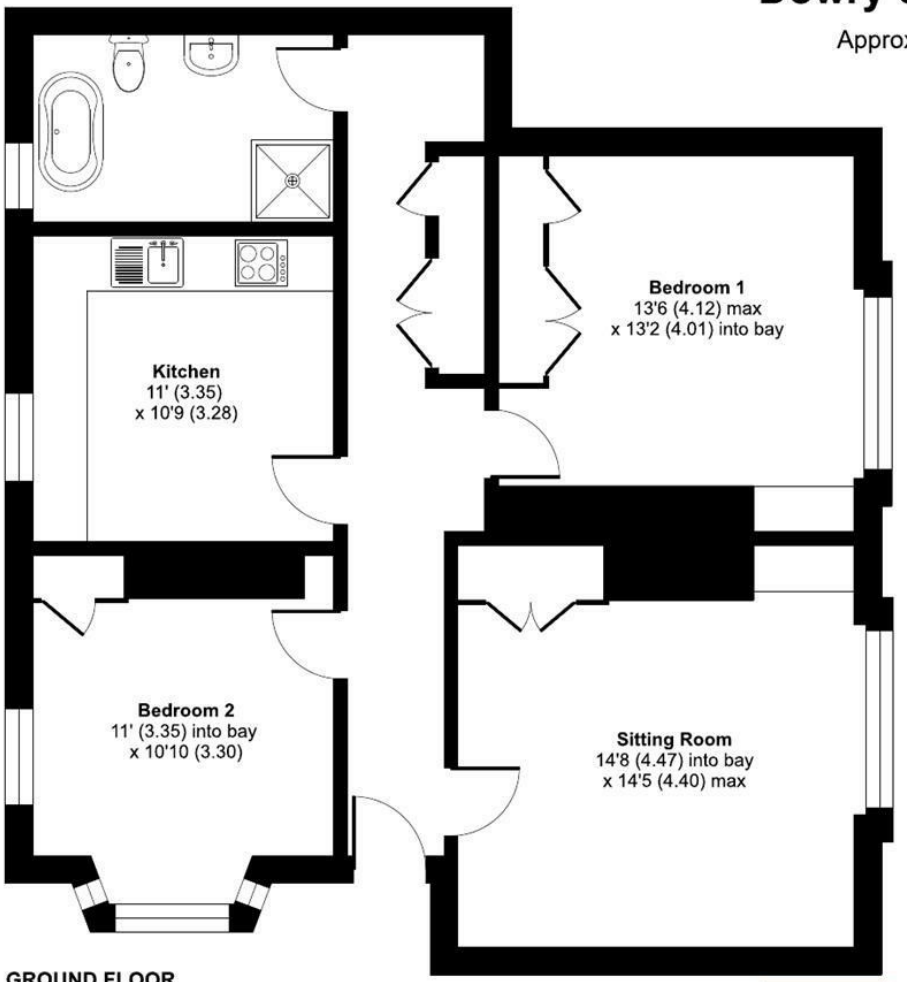





Dowry Square, Bristol, BS8

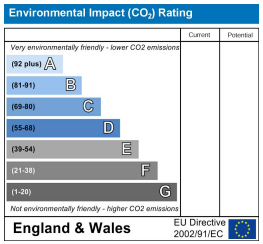
Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hollis Morgan. REF:1499208



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