

PEMBROKE ROAD, CLIFTON

BS8



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A rare and fully renovated Victorian Villa (Grade II) enjoying spacious rooms flooded with natural light, as well a garage and parking in the heart of Clifton, BS8

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|  |  |  | EPC |
| 6 | 5 | 4 | E |
| |  | Grade II listed | |

Local Authority: Bristol City Council

Council Tax band: H

Tenure: Freehold

Offers in excess of: £2,350,000



THE PROPERTY HAS BEEN RESTORED AND RENOVATED THROUGHOUT, CREATING A MODERN AND CONTEMPORARY OPEN CONCEPT FAMILY HOME WHILE PRESERVING IT'S ORIGINAL VICTORIAN FEATURES.

An open plan drawing room, dining room and kitchen create a social heart to the home, made for relaxed communal family living and effortless entertaining. The current dining room can equally be used as a playroom, music room, study or library, with ample space to dine in the over-sized drawing room. Large sash windows and doors to the front and rear highlight the high ceilings and elegant period detailing. The bespoke kitchen is handcrafted with walnut and white gloss cabinetry and fitted with top end Miele appliances. French doors from the kitchen and dining room open directly onto the south west facing patio for al fresco dining, barbeques and evening drinks and children can be watched playing in the courtyard garden from the kitchen.

Off the entrance hall is a large boot room, cloakroom and access to the basement.





On the first floor there are two bedroom suites a study and a laundry room. To the rear is the master suite, and to the front is a multi-purpose suite suitable for use as a guest room, a nursery or for a teenager. The suites benefit from tall sash windows, feature decorative fireplaces, and modern en-suite bathrooms. Off the generous landing, there is also a cozy custom built study with ample storage and a built-in filing cabinet and printer cupboard, and a convenient laundry room with space of a washer and dryer, centrally located within the home for ease of use.

The master suite features custom fitted wardrobes with a matching oversized chest of drawers. The generous en suite includes a stand alone slipper bath, a large walk in shower and a his and her vanity with double sinks and an abundance of storage.





The second floor, comprises four double bedrooms, three of which are en suite. The floor is accessed by a rear staircase, flooded by a ceiling lantern. Retaining good head height and natural light, this floor makes an ideal level for children or offers flexibility for home offices, a playroom, long term guest accommodation or nanny quarters. The floor's separate heating and hot water system is independently controlled via a Nest system, offering complete flexibility. The family bathroom features a bath and separate shower and provides convenient Jack and Jill access from the landing and a bedroom to the front.





The lower ground floor features two generously sized reception rooms offering great versatility, currently arranged as a family room and media room which is ideal for children, cosy family evenings, parties or entertaining friends and family.

This level also includes a WC, multiple storage rooms and a wine cellar. Accessible either from the main house or independently via the garage, the space offers complete flexibility for a media suite, teenage den, home office, gym or any combination to suit individual needs.

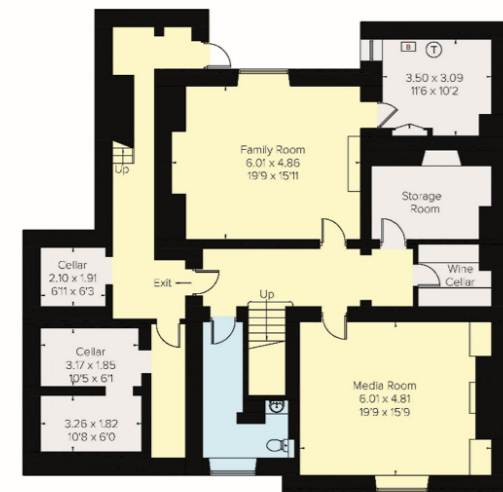
The entire basement could also be easily reconfigured to create a one-bedroom generously proportioned self contained apartment privately accessed via the garage or split into a studio while retaining one reception room for the main house. Plans are available, subject to the necessary consents.



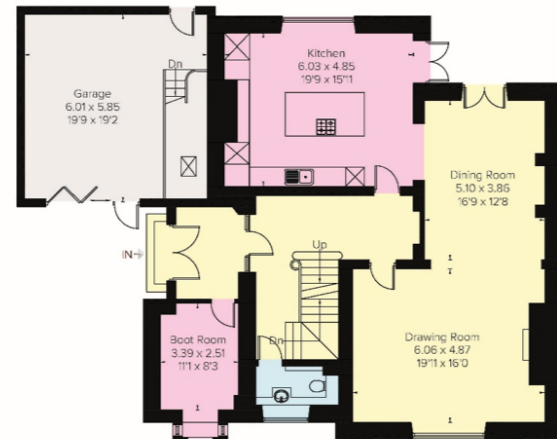
Pembroke Road

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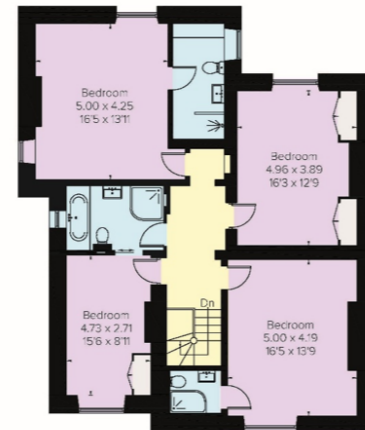
Approximate Gross Internal Floor Area
 Main House (Excluding Void/Including Cellar) = 530.2 sq m/5,707 sq ft
 Garage = 34.9 sq m/376 sq ft
 Limited Use Area = 2.4 sq m/26 sq ft
 Total Area = 567.5 sq m/6,108 sq ft



Cellar Lower Ground Floor



Ground Floor



Second Floor



First Floor



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2020.



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