



**69 Princess Victoria Street**

Clifton, Bristol, BS8 4DD





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**A stunning "turn-key" Mews house on one of Clifton's most sought-after roads; with an "A" rated EPC, 10-year structural guarantee and over 2200 sq. ft of internal accommodation.**

Beautifully presented circa 2200 sq. ft Clifton village mews house | "Turn-key" accommodation across three floors | Stylish semi-open plan kitchen, dining room and sitting room | Generous utility & boot room and a separate cloakroom | Three first floor double bedrooms and three bath / shower rooms | Fabulous top floor fourth bedroom suite / home office or family room with a kitchenette and en-suite shower room | Circa 380 sq. ft south-facing roof terrace | Bin & Bike store | Solar panels, air source heat pump, storage battery and underfloor heating throughout | EPC: A-rated

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### Situation

Princess Victoria Street is undoubtedly one of Bristol's best-known addresses; running east to west from the sought-after shops, bars and boutique restaurants to the famous Avon Gorge and Brunel's suspension bridge.

No. 69 is almost exactly in the middle; with Clifton village literally on the doorstep, the harbourside to the south and, just to the north, access to The Downs and The Observatory.

Local schooling is excellent; with Christ Church Primary School (0.4 miles) and Bristol Grammar School, Clifton College, Clifton High School and QEH all inside a mile of the front door.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.9 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.7 miles to the south.

### For Sale Freehold

"Turn-key" and impeccably presented, No. 69 offers buyers a "new build" family home inside, within the shell of a period mews / coach house, complete with all the mod-cons and advantages a modern house brings.







Solar panels on the roof, an air source heat pump, underfloor heating throughout, new aluminium double-glazed heritage style sash windows and Cat-6 internet provision to each room. Complete with an "A" rated EPC and a 10-year structural guarantee.

Access is from the street, and into a welcoming entrance hall and stairs to the upper floors.

Double doors open into a stunning circa 41' semi-open plan sitting room, dining room and kitchen with a smart Woodpecker engineered herringbone parquet floor and separated via twin sets of black Crittall style doors and glazed side panels.

Light floods in the front sitting room from twin sash windows, whilst to the rear, above the kitchen units to the rear, the space is filled with natural light from a full-width glazed roof light.

The solid ash-framed Shaker kitchen is a delight, topped with Quartz "neo-Calcutta" worktops and finished with Neff appliances including integrated double fronted fridge and freezer units, dishwasher, "slide & hide" single oven and microwave combi. The double Belfast sink is fitted with a Quooker hot tap and the oversized central island a recessed Neff ceramic hob.

Within the utility room is a Caple wine fridge and stacks of storage for coats, boots and laundry, with space for a washing machine and dryer.

The upper floors are accessed via bespoke wooden staircase and the floors and treads finished with a deep pile Cormar 80/20 wool blend carpet.

Across the first floor lie three double bedrooms; two to the front and one to the rear.

The rear double bedroom would make an ideal principal suite should the top floor space be used for other purposes and is finished with a stylish Juliet style balcony and access to the largest of the en-suite bathrooms. Each of the bath and shower rooms are finished with Mandarin Stone & Marble tiles, Burlington chrome brassware, Burlington sanitaryware, Roper Rhodes floor standing vanities, Chrome shaver sockets and Chrome heated towel rails with Corston architectural detail wall-lighting.

The top floor presents a number of possible uses whilst also being a stand-out feature of the house, opening via aluminium anthracite bi-fold doors to a composite decked south-facing roof terrace.

The space could make a stunning principal bedroom suite (it has an en-suite shower room) whilst also offering potential as a superb family room or home office, complete with a fitted galley kitchen. No need to run downstairs for a drink, or to prep an in-formal lunch on the terrace.





The space too has underfloor heating with an engineered wooden parquet floor, but which also benefits from a new technology enabling the heating to be switched to cooling, thus "cooling" the floor and helping to lower the ambient room temperature in the warmer weeks & months of the year.

### Outside

Undoubtedly the top floor roof terrace provides a private outdoor space to use all year round, catching all the day's sun from morning through until night.

The space is finished with a low maintenance composite decking, outside wall lights and cold water tap, and is surrounded by opaque privacy glass so, once seated, is immensely private.

To the front accessed from the street is a double fronted bike & bin store providing secure access to both. This too has a fitted cold tap, whilst the raised glazing also flows through into the sitting room providing additional natural light to within.

**SERVICeS:** Electric air-source heat pump. 8 x solar panels and storage battery. Underfloor heating throughout. Cat-6 cabling to each of the principal rooms. Texecom Veritas alarm system. Telephone and Fibre Broadband by private arrangement

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

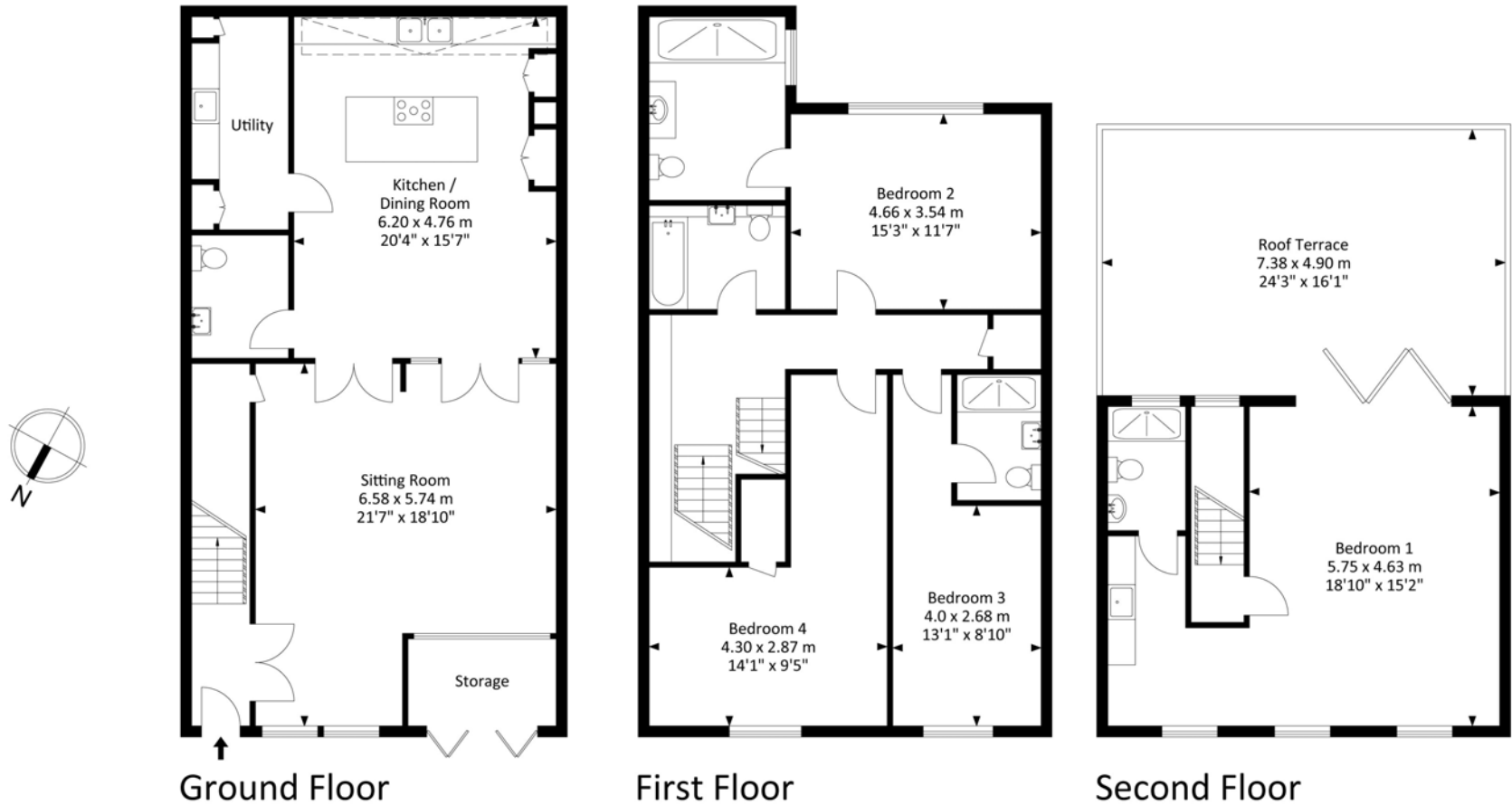
**Directions:** Post Code BS8 4DD

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area  
2281.10 Sq.Ft - 211.90 Sq.M



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.