



4 VYVYAN TERRACE
CLIFTON
BRISTOL

4 VYVYAN TERRACE, CLIFTON, BRISTOL, BS8 3DF

A stunning Grade II* listed early Victorian townhouse (c.1845), forming part of this famous, landmark Clifton terrace with an elegant bath stone façade styled by Richard Shackleton Pope. The property has extremely well-presented, character filled accommodation providing six to eight bedrooms (c 5000 sq ft) arranged over five floors. In addition, the house offers a south facing landscaped garden to the rear, self-contained guest flat, cellars and the rare commodity of two secure car parking spaces.

SUMMARY

Offered for sale for the first time in eighteen years, this handsome Clifton residence has been lovingly maintained. Countless original features include intricate ceiling mouldings, beautiful fireplaces, working shutters to large sash windows and a wonderful, cantilevered stone stairwell to name but a few. A breathtaking first floor drawing room offers a dual aspect with three, floor to ceiling sash windows that open to a balcony offering a pleasing outlook over the central gardens of the terrace. These cherished central gardens offer an exclusive green space to the residents and often form the scene for private social occasions.

The property has been the subject of a continuous and meticulous program of regular maintenance under the current ownership to ensure painstaking upkeep to the fabric of the building as well as the services. Furthermore, the house offers a consistently high standard of presentation that is complimentary to the classical features throughout. A point that will doubtlessly appeal to those seeking a “turnkey” Clifton residence with the added advantage of this sale offering no onward chain.

LOCATION

Vyvyan Terrace has always been an address held in extremely high regard owing to the uniquely convenient proximity to Clifton Village. A breathtaking example of Victorian and Georgian architecture that forms one of the city’s most prized and widely admired terraces. The variety of shops, boutiques and restaurants in Clifton Village are quite literally at the end of the road as well as several bus routes providing easy city centre access. Indeed, Bristol’s City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.

Clifton’s Downs can be accessed across Christchurch Green (again, literally at the end of the road) as can the historic landmark of Isambard Kingdom Brunel’s world-famous suspension bridge spanning the Avon Gorge (in itself, a designated area of special scientific interest and outstanding natural beauty). The area is particularly well served for schooling in both state and private sectors with Clifton College, Clifton High and Christchurch Primary schools being within only quarter of a mile of the subject property.

OTHER INFORMATION

VIEWING: Strictly by prior arrangement with Hydes of Bristol.

LOCAL AUTHORITY – Bristol City Council. T: 0117 922 2000/
www.bristol.gov.uk

COUNCIL TAX BAND – G – Accountable for £4,306.49 for 2025/2026.

SERVICES – We understand the property has mains gas, water, electricity, drainage (gas-fired central heating with a separate heating system for the downstairs flat).

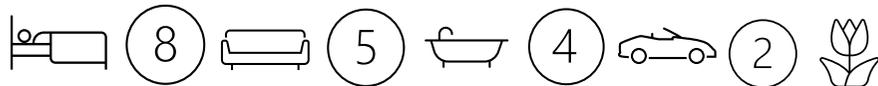
BROADBAND – Ultrafast 1,800 mbps download and upload up to 220 mbps.

MOBILE PHONE COVERAGE – Vodafone, EE and Three - “Good”

ENERGY PERFORMANCE RATING – D (62) with potential of C (77).

TENURE – Freehold and Grade II* Listed.

RESIDENTS GARDENS: Residents of the terrace contribute and annual charge of £55 per household allowing members only use of the Vyvyan Terrace Gardens located directly opposite the subject property (www.vyvyanterracegardens.co.uk).



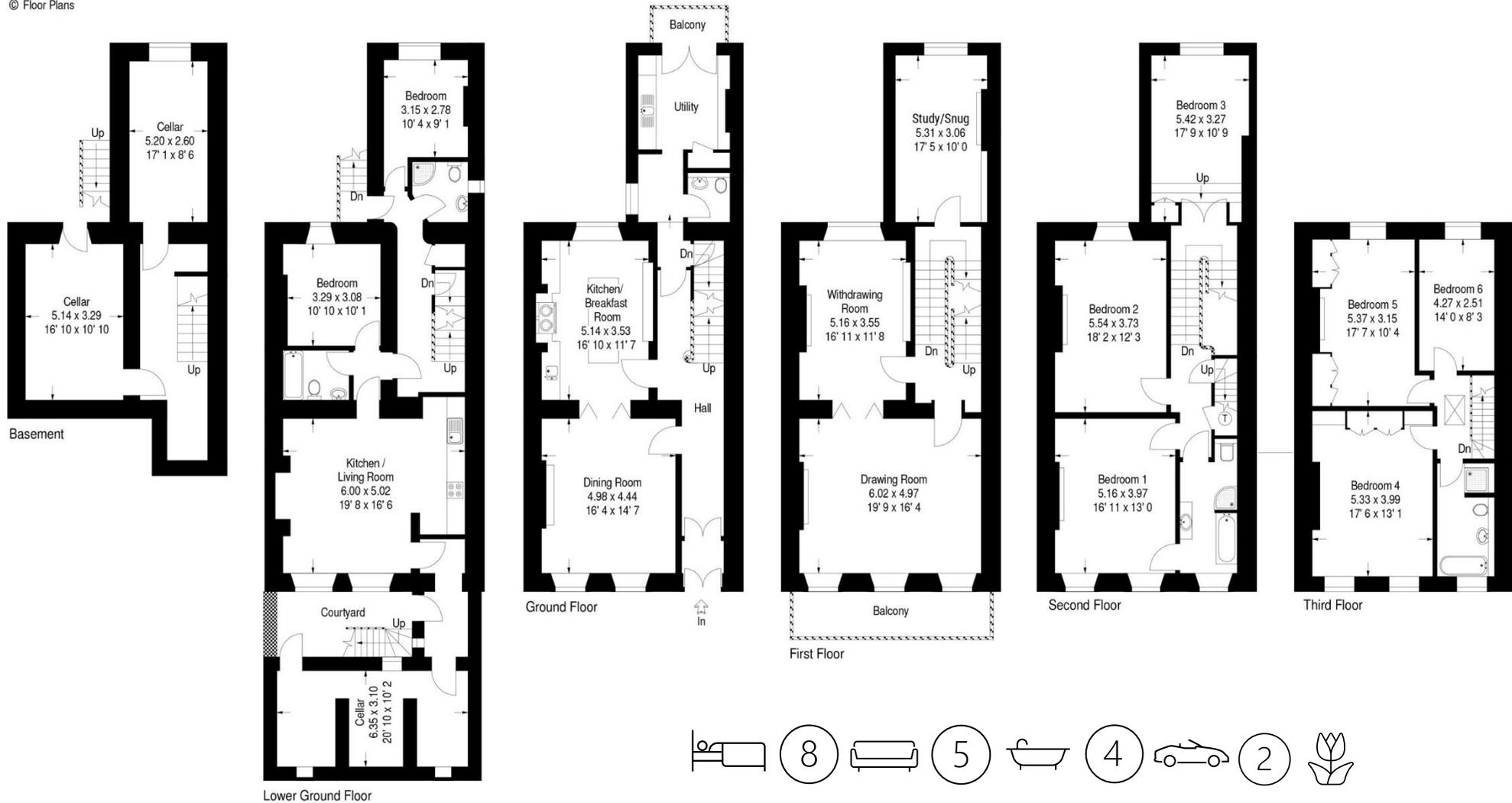
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Gross internal area (approx) :-

468 sq m / 5042 sq ft

For identification only. Not to scale.

© Floor Plans



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.







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