



12 Great George Street
Bristol, BS1 5RH

 **RUPERT
OLIVER**
property agents



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A fabulous Grade II* Listed end of terrace Georgian townhouse in a prime location next to St. Georges, Bristol, with beautiful interiors across four floors, landscaped rear garden and the ability for a new owner to still add their own stamp.

Stunning Grade II* Listed family home | Recently refurbished, with a final finish required across the lower ground floor | Two off-street parking spaces | Superb landscaped walled rear garden spread across several terraces | Hall floor sitting room and first floor drawing room | Delightful family kitchen flowing out into the garden | Principal bedroom suite with dressing room, walk-in wardrobe and en-suite bathroom | Four top floor double bedrooms, family bathroom and space for a "Jack & Jill" en-suite (not fitted) | Extensive lower ground floor footprint, fitted to "first fit" and awaiting a new owner's stamp | Beautiful, retained period features throughout | Convenient location next to Brandon Hill, Park Street, The Triangle and Bristol Harbour | EPC: XXXXXX

Situation

Royal Colonnade is a gracious terrace of just four Grade II* Listed Georgian townhouses, believed to be the first neo-classical terrace in Bristol and dating back to circa 1826. Situated on Great George Street a moment's walk away from Brandon Hill Nature Reserve, equally believed to be the oldest public park in England (granted in 1625), the world-renowned St. Georges Bristol concert hall and vibrant Park Street. The house sits handsomely at the eastern end of the terrace, central to the very best Bristol has to offer, yet is discreetly tucked away along a quiet, relatively little-known private road.

Within a mile or so lie several of the area's leading private schools (Clifton College, Clifton High School, BGS and QEH) along with The Mall (Clifton Village) for shopping, the Lido Spa, the RWA, the Watershed cinema and St. Georges.

Bristol Cathedral Choir School and Cathedral Primary School lie nearby to the south, with Christchurch Primary to the north in Clifton village.

Bristol Airport is under 8 miles away and Bristol Temple Meads Train Station under 3 miles away providing convenient access to London by train and by car (M32: 2.6 miles), and mainland Europe by air.







For Sale Freehold

Quietly understated, beautifully located, 12 Great George Street is a truly superb family home. Situated at the end of little known private road the house enjoys an enviable plot with a private walled garden to the rear and off-street parking for two cars.

Arranged over four floors, the current owners have significantly improved the house across the hall, first and second floors, as well as professionally landscaping the rear garden. This leaves the substantial lower ground floor (currently finished in "first fit" condition) ready for a new owner to finish and organize to their own taste and preferred layout.

Accessed from the front by a pretty pedestrian gate, the front door leads into a useful porch and on into the charming entrance hall. This is a lovely, welcoming space with new striped-oak floorboards wrapping around the sensational central balustrade staircase.

To the rear of the hall floor is a stunning family kitchen, with a tiled floor and oversize central island with a wrap-around breakfast bar. There is easy access to the garden and a lovely electric AGA for comfort and warmth.

In the summer months there is an additional MIELE ceramic hob, with a wall-mounted MIELE microwave combi, steam oven and integrated coffee machine. The bespoke fitted kitchen is finished with excellent floor and wall mounted storage, topped by Silestone worktops and flooded with natural light from the oversize sash window and glazed rear door.

There is plenty of space in the kitchen for a breakfast table and chairs, with the room flowing into the old Butlers Pantry providing further storage as well as access to the separate ground floor cloakroom.

To the front is a superb sitting room, also finished with a new striped-oak floor, with a pair of shuttered sash windows overlooking the private road to the front, elegant fitted plasterwork, a period marble fireplace with an open-hearth and recessed storage cupboard running behind the stairs.

The exquisite turned balustrade staircase leads up / down to all four floors of the house, culminating in a stunning oval ceiling lantern, flooding the stairwell and landings below with natural light with new LED kick lights for nighttime.

Across the front elevation of the first floor is a majestic drawing room, like the sitting below, it also enjoys two shuttered sash windows overlooking the front and a period marble fireplace with a replacement Georgian grate below. More detailed and ornate plasterwork adorns the ceiling creating a magical space both day and night.

To the rear is a superb principal bedroom suite, running the full depth of the rear and dog-legged 'round to the front of the house.





The bedroom space itself overlooks the rear garden from twin sash windows, with a lovely fitted walk-in wardrobe to the front leading into a dressing room and home office.

Double doors from the bedroom open into a luxury en-suite bath & shower room, with an oversize shower, contemporary twin-ended bath, w.c and "His & Hers" vanity unit. There is also access to a private utility room accessed from the bathroom.

At the top of the stairs lie four excellent double bedrooms across the top floor; two to the front and two to the rear. These currently share a well-appointed family bathroom however there is the space and the fittings "ready to go" for a shared en-suite shower room between the two rear bedrooms.

Across the lower ground floor is a expanse of opportunity. Finished to "first-fit" stage the footprint allows for a number of uses; family reception space / cinema rooms and playrooms etc. or, subject to consent, an integrated (yet still with its own external access) self-contained annex or flat – perfect for dependent relatives.

With high ceilings and a mix of period features such as flag-stone floors and the original storerooms and wine bins this is an exciting space for any new owner to explore.

Outside

The walled rear garden of No. 12 offers a tranquil haven in the heart of the city... Despite being just moments from Park Street the beautifully landscaped garden catches much of the day's sun, sloping south from the top rear wall and designed with a series of individual terraces planted with wildflowers, herbs, shrubs and cutting flowers to provide year 'round colour, scent and form.

From the top sun lawn to the bottom paved dining terrace the garden enjoys peace, privacy and a chance to sit back, relax and reflect or enjoy year 'round with family and friends whilst taking in the beautiful view of St Georges and its gardens, just across the boundary wall.

To the front the house enjoys a deep front paved terrace with front access to the lower ground floor and several storage vaults. The private road In & Out of Royal Colonnade also provides two parking spaces for No. 12 immediately to the front of the house.

SERVICeS: Mains electricity, water, gas and drains. Broadband and Telephone available by private contract.

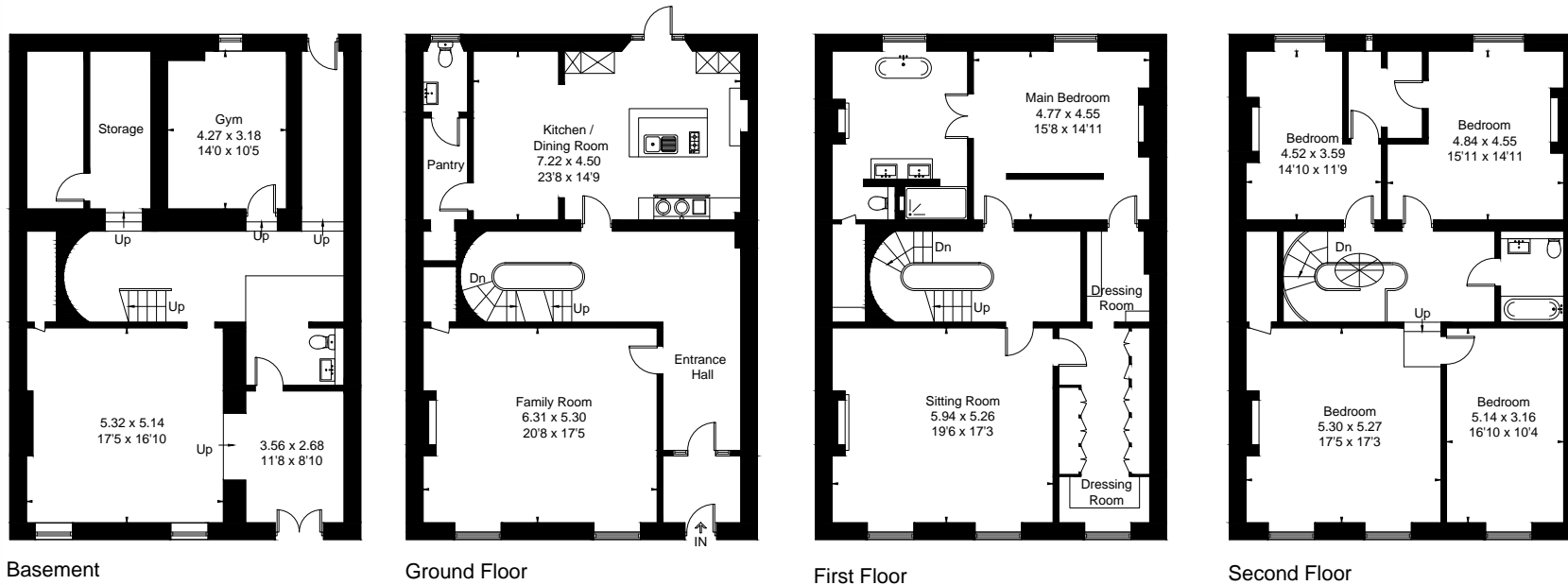
Local Authority: Bristol City Council. Tel 0117 922 2000
Council Tax: Band H

DirECTIONS: Post Code BS1 5RH

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 430.9 sq m / 4638 sq ft
(Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108518