



PEMBROKE ROAD, CLIFTON

BS8



PEMBROKE ROAD CLIFTON

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



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, barbecues 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.

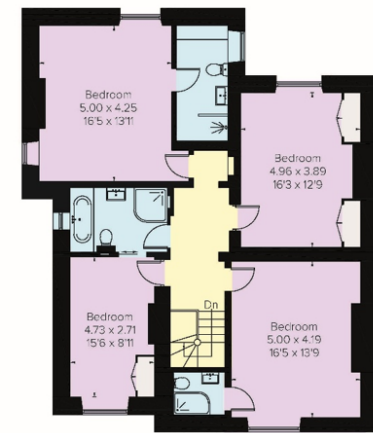
This level also includes a WC, multiple storage rooms and a wine cellar. Accessible either from the main house or independently via the garage, the space offers complete flexibility for a media suite, teenage den, home office, gym or any combination to suit individual needs.

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.

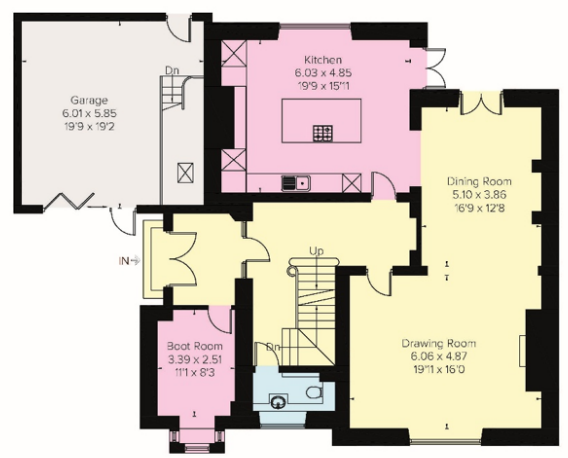
Pembroke Road

Clifton BS8

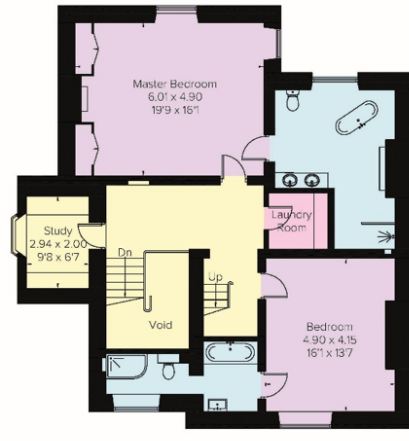
Approximate Gross Internal Floor Area
 Main House (Excluding Void/Including Cellar) = 530.2 sq m/5,707 sq ft
 Garage = 34.9 sq m/376 sq ft
 Limited Use Area = 2.4 sq m/26 sq ft
 Total Area = 567.5 sq m/6,108 sq ft



Second Floor



Ground Floor



First Floor



Lower Ground 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.



Robin Engley
 0117 317 1996
 robin.engley@knightfrank.com

Knight Frank Bristol
 1 The Mall, Clifton
 BS8 4DP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



**Knight
Frank**

