

15 Canynge Square

Clifton, Bristol, BS8 3LA

RUPERT OLIVER property agents



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An exceptional Grade II Listed townhouse on one of Clifton's prettiest and most sought-after garden squares; with a stunning mix of period grandeur and contemporary family living.

Beautiful Grade II Listed family home | Superb retained period features throughout | Fabulous full-depth open plan kitchen, dining and family room | Full-width first floor drawing room | Two / three further reception rooms | Four / five double bedrooms and two bath / shower rooms | Separate cloakroom and extensive cellar storage | External vaults | Fully enclosed front and rear courtyard gardens | Well-maintained communal garden

Situation

Canynge Square is one of the most desirable addresses in Clifton; a no-through road situated quietly on the edge of Clifton village, close to Clifton College and within easy reach of The Downs, some 400 acres of open public space. The hustle and bustle of Clifton village (0.2 miles) is just across Christchurch Green, with its numerous cafés, restaurants, bars and boutique shops.

Bristol is highly regarded for its educational establishments, and the house is within catchment for Christ Church Primary School (0.4 miles) with Clifton College just 0.3 miles to the east. BGS, QEH, Badminton School for Girls and Clifton High are also all within easy striking distance.

Bristol is also 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. Just over 3 miles away is Bristol Temple Meads, with regular trains to London (1hr 20). There is access to Europe and the rest of the UK from Bristol Airport, a little over 8 miles to the south.

For Sale Freehold

15 Canynge Square is a stunning Grade II Listed Clifton townhouse, beautifully maintained and sensitively and creatively improved by the current owners.















Settled in the middle of a handsome stucco-fronted terrace of townhouses and overlooking Canynge Square's highly regarded shared central garden, it enjoys a delightful entrance, accessed via an enclosed front-courtyard garden complete with a mature wisteria and steps down to the secondary lower ground floor entrance.

The ground floor front door opens into a useful entrance porch, and part-glazed door into the welcoming entrance hall. Like the rest of the house, the hall gives a clue to the property's numerous retained period details and gives access to two reception rooms as well as a curved balustrade staircase leading to the upper floors.

Stairs lead down to the exquisite full-depth open plan kitchen, dining and sitting room; this area is beautifully finished with glazed sliding doors pulling in an expanse of natural light from the rear garden. The limestone floor enjoys underfloor heating and the sitting area benefits from a recessed wood-burning stove.

The kitchen is meticulously finished, with a range of floor and wall-mounted storage cupboards, an oversize central island and breakfast bar with LED kick-lights and a state-of-the-art Mercury range cooker. A number of other integrated appliances include a wine-fridge, ceiling speakers and a video door-entry system.

To the front, a door leads into the lower ground entrance porch, with a front door giving access to stairs up to the front courtyard and a fitted cloakroom with w.c and wash basin. Below the kitchen lies an incredibly useful cellar; perfect for long term storage or use as an excellent wine cellar and occasional "speak easy"!

Over the hall floor lie two useful reception rooms. The front room (currently used as a games room) and the back room as a large utility and bike store, present numerous possibilities. Both retain original features such as a fireplace, ceiling plasterwork and shuttered sash windows.

Over the first floor is a sumptuous full-width drawing room, with a near full-height shuttered sash window leading out onto a west facing balcony and views over the communal gardens. Wooden floor boards add to the period charm as does the retained fireplace and ornate ceiling plasterwork.

To the rear is a versatile fourth reception room (currently dressed as a home office) but equally useful as a fifth bedroom, with an en-suite cloakroom and large recessed wardrobe.

Over the top two floors are four further double bedrooms; two full width bedrooms to the front, each with a full wall of built-in wardrobes, and two to the rear. Each floor enjoys a generous bath or shower room; with the second floor presenting a particularly inviting walk-in shower.

Outside

The rear courtyard is sensitively landscaped to create an "indoor / outdoor" environment accessed via bespoke sliding glazed doors, with the flow of limestone tiles continuing into the recently landscaped courtyard, finished with an attractive mix of artificial lawn and raised borders enclosed with architectural Corston steel beds. There is plenty of room for casual dining and outdoor cooking; the whole courtyard being fully walled with feature tiles and a raised ridgeline of Iroko cladding for additional privacy.

The front courtyard catches much of the afternoon sun and presents further al-fresco dining, flanked by a mature wisteria creeping between the wrought-iron balustrades. Underneath the courtyard lie additional vaulted storerooms.

To the front, however, is one of Bristol's best kept secrets; a well-maintained public garden with a fabulous expanse of lawn and mature borders. Whilst "open to all" the garden enjoys a strong resident's committee who help with the garden's maintenance, and it is regularly used by families of all ages.

Services: Mains water, electricity, gas and drains. Gas central heating system. Water-softening systems. Telephone and Fiber Broadband by private arrangement.

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

Directions: Post Code BS8 3LA

Viewing: Strictly by appointment with Rupert Oliver Property Agents



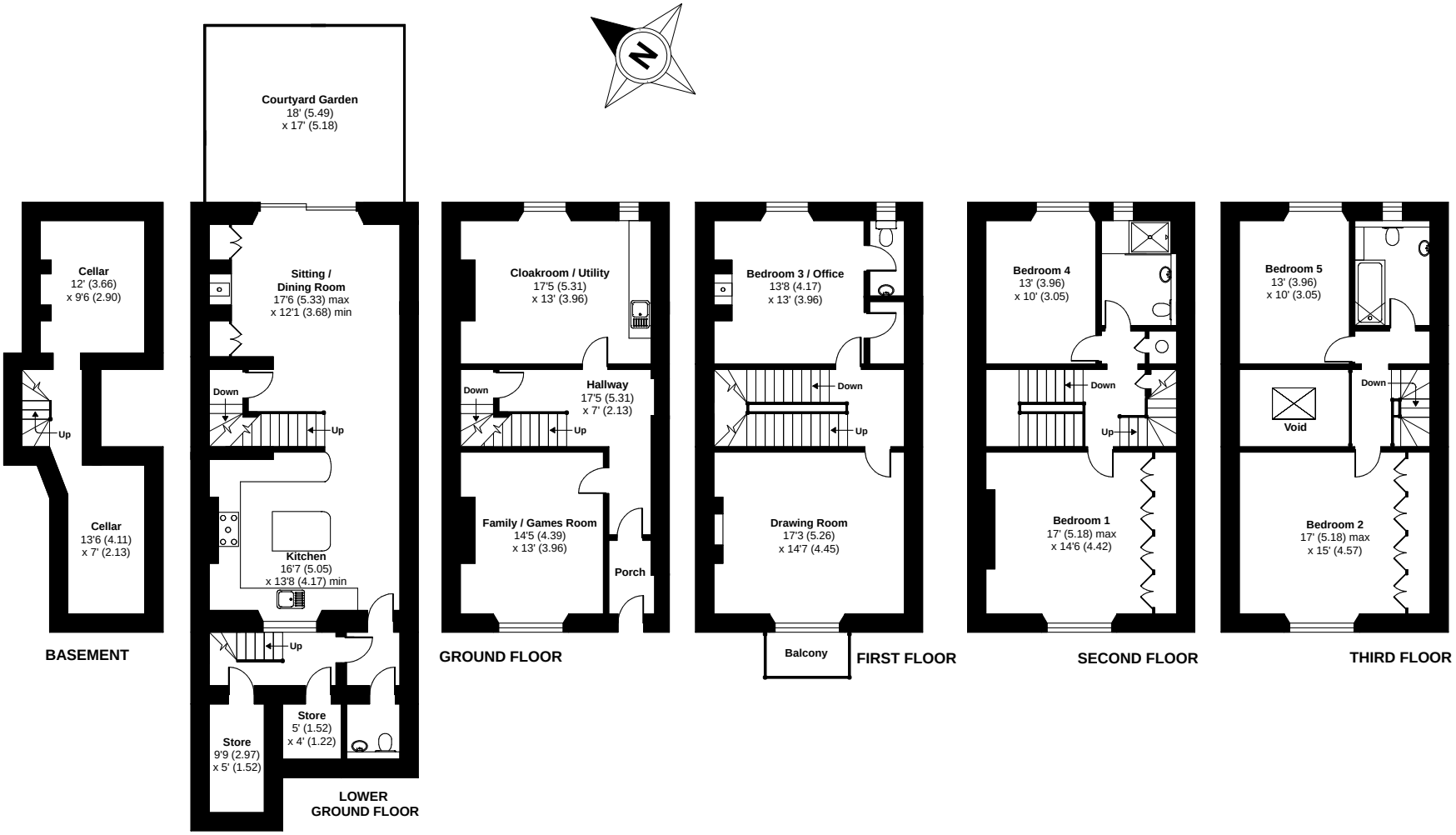




Canynge Square, Clifton, Bristol, BS8

Approximate Area = 3430 sq ft / 318.6 sq m (excludes void)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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The Property Ombudsman

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