Hydes
OF BRISTOL



Windsor Terrace
Clifton
Bristol

5 Windsor Terrace, Clifton, Bristol, BS8 4LW

One of Bristol's most significant historic homes comes to the market for only the second time in a century. This magnificent Georgian townhouse occupies an elevated position with panoramic views and superb access to Clifton Village, North Somerset, Bristol Harbourside and the City Centre. The well-preserved five storey, Grade II listed property offers a fantastic opportunity for a new owner to create an exceptional family home in an iconic location.

"The most fantastic of Clifton's Georgian buildings" (Walter Ison, The Georgian Buildings of Bristol)

One of the original pair of large stone-fronted houses, built in 1792 to the design of Bath architect John Eveleigh, No 5 is the most complete of the eleven houses of Bristol's spectacular Windsor Terrace. Distinguished by Corinthian pilasters and carved stone frieze, it's Grade II listing is justified as it is one of Bristol's most important historic buildings.

Built on a rocky promontory high above the River Avon, the house has panoramic views of the Avon Gorge, Brunel's Clifton Suspension Bridge and the Mendip hills and is a short walk from the heart of Clifton Village. Windsor Terrace and its unique setting are the subject of numerous historic paintings, several of which are in the Bristol Museum and Art Gallery.

Having had only two owner occupiers in well over 100 years, No. 5 retains nearly all its original detail, including its great hall and staircase, marble fireplaces, fine panelled doors and shutters, renovated sash windows and ornate plaster cornices. The magnificent four-storey stairwell is naturally lit by a 16-pane conical skylight.

With five generous storeys and original wine cellars, there is no denying the grandeur of this house, yet it has served the current owners as an extremely comfortable and flexible family home for the past 54 years. The ground floor has a large, sun-lit kitchen and garden/living room with adjoining conservatory (in need of repair).

The 1st floor has a large drawing/music room, comfortably housing two grand pianos, and a beautiful master bedroom with ensuite, with a classic view of Brunel's Clifton Suspension Bridge. Above this, there are up to six further bedrooms and three bathrooms. The light and spacious basement has the potential to be converted into an independent two or three bedroom apartment with its own front door and back yard.

The garden, accessed via the conservatory, includes an original small circular 'Bristol diamond' encrusted grotto with two added stained-glass windows by the distinguished artist Rosalind Grimshaw who lived and worked in No. 6 from 1971 to 2020. The 100 ft long garden leads, via a doorway, into the Avon Gorge woodland with an established right of way to The Downs.

The granite-sett private road, entered via the original cast iron gateway, provides free private parking for residents and a shared space for play and community activity, including the traditional annual bonfire night.

LOCATION

Windsor Terrace is set apart from the city, yet within easy walking distance of both Clifton Village with its huge variety of independent shops and cafes, and the bustling Harbourside area with its waterside restaurants and bars. The area is exceptionally well served for schooling in both state and private sectors, including the nearby Hotwells Primary School, which has Beacon Status. Bristol Cathedral School, Cotham School, BGS, QEH, Clifton College and Clifton High School are all within reasonable walking distance.

Bristol has a renowned cultural and music scene and is also famed for its green open spaces such as Leigh Woods and Ashton Court estate and the Clifton & Durdham Downs, all within walking distance. Clifton also provides easy access to the coast and countryside of North Somerset, South Gloucestershire and Wales.

For commuters, Bristol's Temple Meads station (approx 15 minutes by taxi or bicycle) provides regular direct trains to London and other main cities. The M4 and M5 motorways are both easily accessible and Bristol International Airport is a 20-minute taxi journey from the property.







USEFUL INFORMATION

TENURE: Freehold

EPC – Exempt as GII Listed

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: H (£5,427.36 for 2026/27)

BROADBAND: Ultrafast Broadband – Download up to 1800 Mbps, Upload up to 220 Mbps

MOBILE PHONE COVERAGE: Data and voice "Good" available for 02, EE, Three and Vodafone

SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

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.

Windsor Terrace, Clifton, Bristol BS8

Approx. Gross Internal Area
6012.0 Sq.Ft - 558.50 Sq.M
(Excluding Void

Cellar
716.0 Sq.Ft - 66.50 Sq.M

Total Area
6728.0 Sq.Ft - 625.0 Sq.M



Cellar | Lower Ground Floor | Ground Floor | First Floor | Second Floor | Third Floor

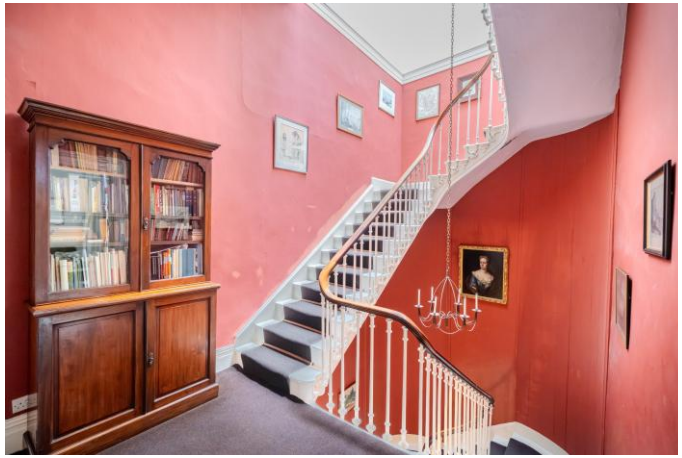
For illustrative purposes only. Not to scale.

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.









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