



## 5 Sion Hill

Clifton, Bristol, BS8 4BA



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**An exceptional Grade II Listed Georgian townhouse with sensational views across to Brunel's Clifton Suspension Bridge, stylishly refurbished by the current owners complete with a self-contained studio apartment and a private fully enclosed rear garden.**

Elegant five-bedroom Grade II Listed family house | Exceptional views from all floors over Brunel's iconic suspension bridge | Self-contained lower ground floor studio apartment (bedroom five | Beautifully refurbished by the current owners | Open plan kitchen and dining room | Fabulous first floor full-depth drawing room with a family snug | Fitted home office and separate cloakroom | Principal bedroom with a luxury en-suite bath & shower room | Three top floor bedrooms and a family bathroom | Separate utility room and a glazed conservatory | Private, fully enclosed garden catching much of the day's sun

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### Situation

Sion Hill is a beautiful terrace of period Georgian townhouses, built towards the end of the 18th Century with No. 5 (built as a pair with No. 4) believed to date to circa 1800 and one of Bristol's most exclusive addresses. Sion Hill is exceptionally special due its stunning architecture and fine views across to Leigh Woods, taking in the full width of Brunel's iconic Clifton suspension bridge, with No.5 enjoying perhaps one of the best views of all.

The house is situated, quite literally, on the edge of Clifton village; a moments' walk from Hotel du Vin at The Avon Gorge, The Ivy Clifton and the fabulous range of boutique shops, bars and restaurants making up the village.

Access to open countryside is literally just over the bridge, with acres of woodland walks in Leigh Woods, Ashton Court and The Downs just to the north.

Bristol is famous for its range of independent schools and two world-class universities; with Clifton College just under a mile away; Bristol Airport just under 8 miles away and Bristol Temple Meads Train Station 2.6 miles away providing convenient access to London by train and by car (M4: 7 miles), and mainland Europe by air.







## For Sale Freehold

5 Sion Hill is an elegant, beautifully proportioned Georgian townhouse arranged over five floors; with a four-storey bay providing exceptional views from every floor across the Clifton suspension bridge.

Bought by the current owners some 6 years ago, in 2020 the house benefitted from a sensitive yet thorough refurbishment program, including the refurbishment of a self-contained lower ground floor studio apartment, new bespoke family kitchen, ceramic tiled floor across the hall floor, new carpets throughout, new boiler and heating system as well as electrical rewiring and redecoration throughout.

Accessed from the raised front door, the classical Georgian entrance hall is testament to the retained period features throughout, complimenting the contemporary ceramic tiled floor leading through to the stunning open plan kitchen and dining room.

This room is flooded with light from the west facing triple sash bay window, and a sociable space for both family and friends. The dining room, with the same ceramic tiles, draws the eye towards the bridge whilst presenting a wonderful space for families of all ages and size to congregate complimented by the period plasterwork and open fireplace.

The bespoke kitchen is sleek, contemporary and beautifully finished; with a full height integrated fridge & freezer, Quooker tap, recessed NEFF ceramic hob and wall mounted NEFF electric oven and Microwave combi. Both sides of the kitchen are finished with white metro style tiling, with a 1 ½ bowl sink and solid Silestone worktops.

To the rear, a useful prep kitchen provides an additional sink prep and storage space, along with space and plumbing for a dishwasher, washing machine and dryer and access to additional storage.

Towards the end of the hall is internal access to the annex below, whilst beyond is a ground floor cloakroom and a fabulous, glazed conservatory / sun room leading out into the garden.

The upper floor are reached by an elegant Georgian staircase and wooden banister, lit naturally by sash windows to each half-landing.

Over the first floor is an elegant full-width drawing room, semi-open plan (new bi-fold doors have been fitted) to the family sitting room behind, creating a truly fantastic space to take in the views, relax or to entertain in style. The drawing room has a period marble fireplace and cast-iron grate, with high ceilings and dramatic views over the bridge. To the rear, the sitting room provides a lovely space overlooking the garden and has access to the fully fitted home office beyond. In addition, there is a separate cloakroom with w.c and wash basin.

Above, over the second floor is an exquisite master suite; again, enjoying a bay window with sensational views. There is an abundance of fitted wardrobes, and access to a luxury en-suite bathroom with underfloor heating, a Victoria + Albert freestanding bath, "his and hers sinks" and Lefroy Brooks w.c. In addition, the walk-in shower





room gives a high-end hotel finish, with fully marble tiled cubicle and oversize rose-bowl head.

Across the top floor are three further double bedrooms with an expanse of storage arranged over the landing. These bedrooms share a wonderful family bathroom; complete with underfloor heating, bath & overhead shower, and Lefroy Brooks w.c and washbasin. All three bedrooms have pretty casement windows, with fine views of the bridge from both front bedrooms and views across the Sion Hill gardens from the rear.

### The Annex

Over the lower ground floor is a stylish open plan studio apartment, providing plenty of scope as additional family / guest accommodation, or an informal Airbnb secondary income stream.

With its own private entrance to the front, it enjoys a light and spacious studio room with a period fireplace and sash window (also with bridge views!), shelved recessed storage and even a retained period bread oven.

There is a well-appointed fitted kitchen to the rear, along with a separate fully tiled (floor & walls) shower room with a walk-in shower cubicle, w.c and washbasin.

Stairs lead from the studio's entrance hall back to the main house above, complete with an under-stair wine cellar.

### Outside

The garden of No. 5 is a true delight, catching an enviable amount of the day's sun, walled on all three sides and incredibly peaceful and private.

Accessed from the rear of the house via a delightful, glazed conservatory, a paved terrace provides the perfect al-fresco dining spot; from morning breakfast and coffee through-to evening meals with family and friends late into the evening.

A shallow step leads up to the level, raised lawn beyond, speckled with shade from a mature silver birch and the walls adorned with climbing roses and scented creepers.

A true haven in the heart of Clifton.

**SERVICeS:** All mains services connected. Gas fired combination boiler Telephone and Fibre Broadband by private arrangement. Electric blinds (where fitted), mirror TVs (where fitted), Hive heating, a water softening system and a smart BWS security system.

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

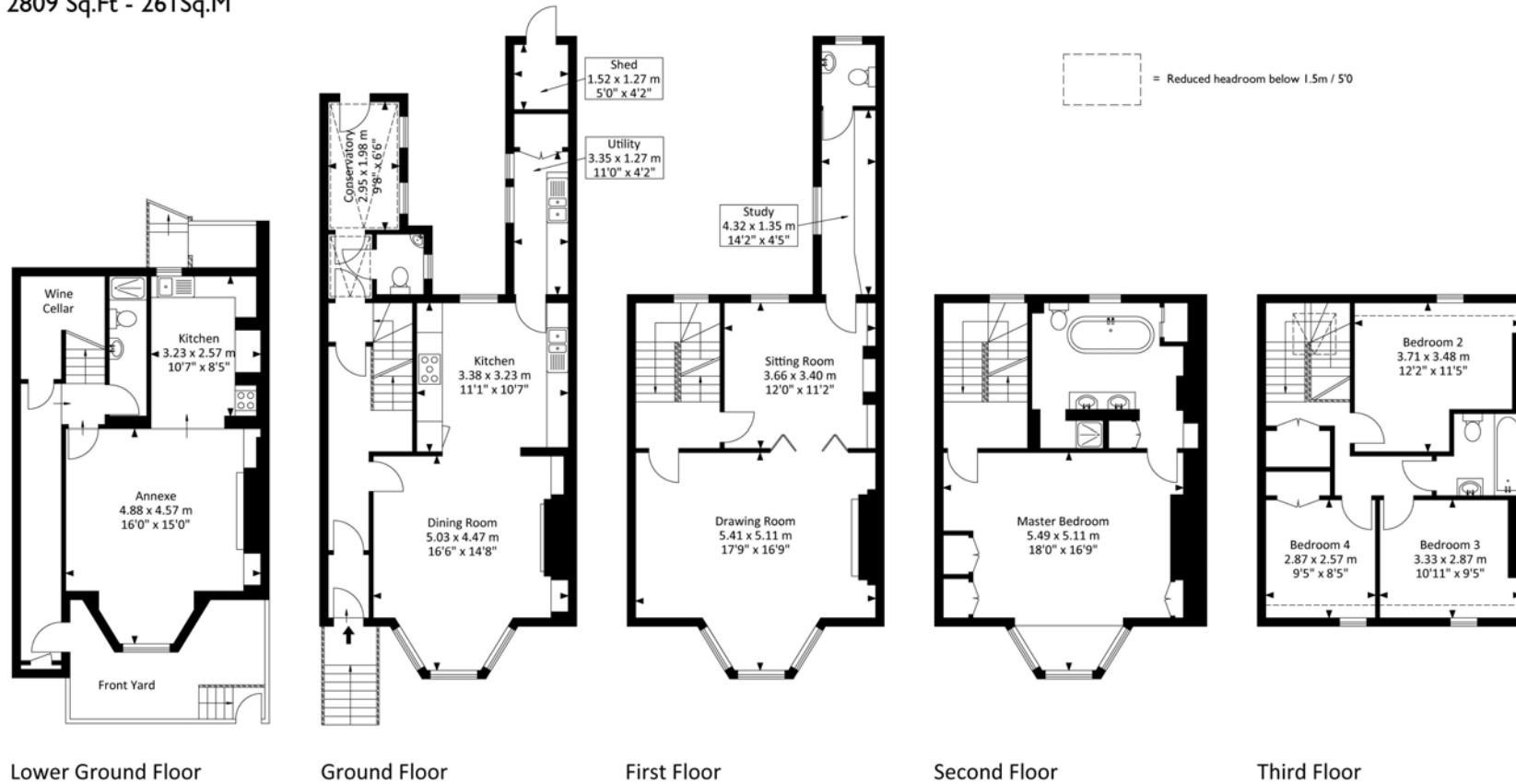
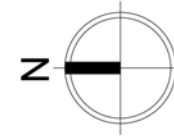
**Directions:** Post Code BS8 4BA

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents



# Sion Hill, Clifton, Bristol BS8 4BA

Approx. Gross Internal Area  
2809 Sq.Ft - 261 Sq.M



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.