



10 Cornwallis Crescent

Clifton, Bristol, BS8 4PL



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A grand Grade II* Listed Georgian townhouse set across five floors, offering extraordinary scale, beautiful period detail, an independent lower ground floor flat, direct access to the iconic Cornwallis Crescent communal gardens and full Listed Building Consent to further improve and enhance the house.

Substantial five-storey Grade II* Listed Georgian townhouse (approx. 4,750 sq. ft) | Direct access to the expansive, beautifully maintained Cornwallis Crescent communal gardens | Retained period elegance including 13ft ceilings, decorative corning, fine staircase, fireplaces and working window shutters | Exceptional, versatile layout offering vast scope for cosmetic updating, restyling, or reconfiguration (with full Listed Building Consent) | Lower ground floor with independent access, perfectly suited for a self-contained apartment, multi-generational living, or home office | Full-width south-facing first-floor balcony with commanding views over the gardens | Top-floor children's or guest suite featuring spectacular elevated green vistas | Retained vaulted storage cellars and private rear courtyard walk | Sold with no onward chain | EPC: D

Situation

Cornwallis Crescent is widely regarded as one of Clifton's premier addresses. Perched along Clifton's southern slope, this magnificent Grade II* Listed concave terrace (circa 1792-1827) enjoys a sunny, elevated position with south-facing views over the lush city canopy toward the Ashton Court Estate and distant hills.

The house sits approximately 300 metres from the vibrant heart of Clifton Village, placing its renowned array of independent boutiques, artisan cafes, bars and fine dining options right on your doorstep. The floating Harbour, city centre and major cultural landmarks are easily accessible on foot down the hill, while many of Bristol's top-tier schools including Clifton College, Clifton High School, Bristol Grammar School and QEH are within close proximity.

For Sale Freehold

No 10 Cornwallis Crescent is a quintessential Grade II* Listed Freehold townhouse, arranged over five floors with a hugely versatile interior, beautiful retained period features and an overwhelming amount of period charm and character.







The condition of the house allows the buyer to move straight in. And the hard-won Listed Buildings Consent means they can make significant changes to the layout and amenities while still living in the house, and at a pace that suits their timetable and finances.

From the handsome wooden front door, a long light entrance hall leads directly to the rear giving access to the exceptional south-facing kitchen/dining and family room. Soaring ceiling heights of nearly 13 feet are framed by an ornate feature arch, while light pours in through tall sash windows showcasing views over the private terrace, gardens and hills beyond. Complete with a gas hob and a Neff oven, this grand space is effortlessly suited for hosting or family relaxation.

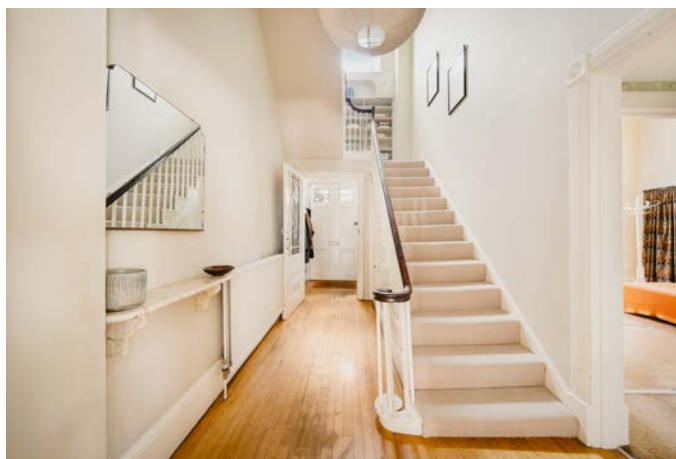
From here, a glazed door leads out onto the flagstone terrace overlooking the gardens - a charming space to enjoy at any moment from breakfast to dinner.

To the left of the entrance hall sits a double bedroom/study featuring working timber shutters, sash windows and an en-suite shower room.

The Listed Building consent permits the reopening of the period archway that connects these two ground floor rooms to create a truly substantial, stunning, dual-aspect, ground floor living space.

Rising up the sweeping original staircase, past a half-landing illuminated by a tall sash window with built-in library shelving, you reach the expansive first floor. An arched opening joins two beautifully proportioned reception rooms to create a magnificent living and entertaining floor. To the front, a wide study area easily houses books, desks and tables and looks out across the greenery of Clifton.

This space flows effortlessly into the principal sitting room, dominated by 12.5-foot high-corniced ceilings, a period fireplace and three large sash windows with working shutters. These open out onto a full-width south-facing balcony adorned with decorative ironwork: A picturesque setting for morning coffee or evening drinks overlooking the gardens.



The second floor provides two generous double bedrooms and a single bedroom, alongside a large family bathroom, a second WC, and a separate utility room. The principal bedroom features wide sash windows framing spectacular, uninterrupted views over the gardens toward the Ashton Court estate. Ceiling heights remain impressive on this floor at close to 10 feet.

A secondary staircase leads up to the top floor, which is configured as a versatile "self-contained" living space. Featuring a large dual-aspect layout, this floor offers a spacious sitting room, a main bedroom easily accommodating a king-sized bed, a secondary double bedroom, a fully fitted bathroom, and a separate kitchen/breakfast room. Casement windows keep the rooms bright and airy, while capturing magnificent elevated views across both Clifton, the communal gardens, and the hills beyond. This level offers outstanding potential for complete restyling or easy integration into the main home.



The basement flat is accessed independently via a separate front stone staircase, and offers exceptional versatility, ideal for an income-producing self-contained flat, multi-generational living, or substantial guest accommodation. It also has a private light-filled courtyard with a 'secret' door to the communal garden.

It is worth noting that the basement requires substantial refurbishment, which will greatly increase the property's future appeal and market value. It also creates a superb opportunity for any purchaser looking for part-project rather than a full project.

Outside

The communal gardens of Cornwallis Crescent are simply stunning. No 10 enjoys direct access to the delightful West side either via the basement floor, or via communal stone stairs diagonally opposite the paved terrace outside the kitchen.

The garden itself is split into a number of lawns, meandering pathways, woodland and play areas with plenty of hard-wood tables and chairs for al-fresco dining and socialising.

A giant copper beech is a particular favourite of the current owners, giving welcome shade to the morning coffee during the summer heat, and letting through the light in winter.

Owners have sole use of the south-facing paved terrace area directly outside the kitchen for relaxing, eating and entertaining. Beyond that is a right of way that other residents occasionally use to access the stairs to the garden.

The gardens are well maintained and managed by a resident committee, offering a true "village" community feel, along with communal chickens and secret quiet spots. The grounds famously host community events including the annual 'Shakespeare in the Gardens' and Bonfire Night, creating a wonderfully rare lifestyle setting for families of all sizes and ages.

SerVICES: Gas fired central heating (two gas boilers). Mains water, electricity, gas and drainage

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

Directions: Post Code BS8 4PL

Viewing: Strictly by appointment with Rupert Oliver Property Agents



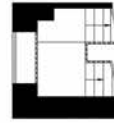
Cornwallis Crescent, Clifton, Bristol BS8 4PL



Approx. Gross Internal Area
4469.30 Sq.Ft - 415.20 Sq.M
(Excludes Courtyard / Vaults)

Vaults Area
288.50 Sq.Ft - 26.80 Sq.M

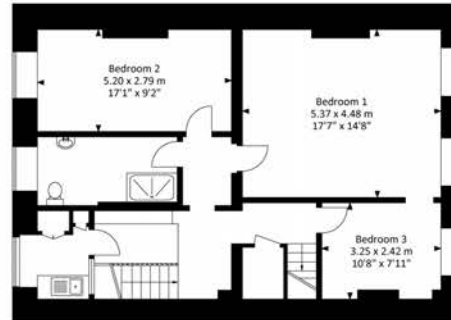
Total Area
4757.80 Sq.Ft - 442.0 Sq.M



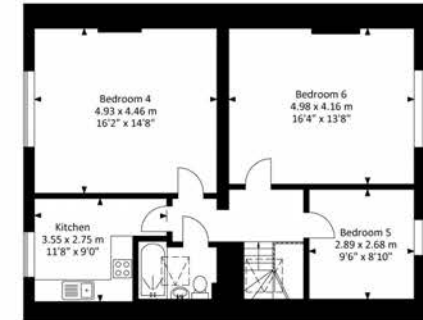
First Floor
Half Landing



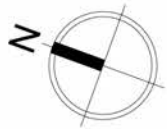
First Floor



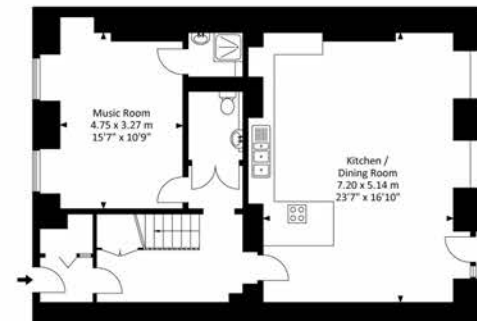
Second Floor



Third Floor



Lower Ground Floor



Ground 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.



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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