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hollis  
**morgan**  
for sale

18 Clifton Park, Clifton, Bristol, BS8 3BZ  
£1,200,000

Hollis Morgan - A Victorian terraced house in the Neo Gothic style with delightful period features and elegant family accommodation extending over four floors including a garden level flat.

- Neo Gothic Townhouse
- Close To Clifton Village
- Two Reception Rooms
- Four Bedrooms
- Plus garden level Flat
- Large Gardens
- Off Street Parking Space
- Garage

#### The Property

A stone fronted terraced town house (circa 1832- 34) in the Victorian Neo Gothic style with classic period features. Standing well back this period gem also has the advantages of a large secret garden to the rear as well as a parking space and a garage. The accommodation is arranged over four floors with a garden level flat in the basement and elegant family accommodation above. There is a spacious Old English Style Kitchen with a Butler's Pantry leading to the Dining Room which has large sash windows with full-length shutters. Four bedrooms, a bathroom and a box room complete the accommodation levels. Carefully maintained and regularly enhanced by the same family since 1982 this house offers exciting possibilities to the next owner.

#### Location

Clifton Park is a wide road joining Pembroke Road with Clifton Downs and the property is, therefore, within easy reach of Clifton Village with its Chelsea style ambiance with picturesque Street with boutiques, and independent luxury shops and restaurants whilst The unique Downs provides acres of open space for leisure activities. The Somerset countryside is easily reached via the famous Clifton Suspension Bridge across the spectacular Avon Gorge. Clifton College are within a easy walking distance whilst other schools, The University of Bristol and The Business, shopping and leisure facilities of the City Centre are within a mile. To the west of the City there is access to Junction 19 of The M5 Motorway connecting with The M4 motorway just to the north of Bristol. There are high speed train services available from both Bristol Temple Meads and Bristol Parkway. Bristol airport lies approximately eight miles to the south of the City.

#### Accomodation Summary

The elegant period accommodation is arranged over four floors and comprises:- Hall, Cloakroom, Dining Room, Kitchen/breakfast Room, Drawing Room Four Bedrooms Bathroom, Shower Room, Box Room  
Garden level Flat, Cellars, Gas central heating, Landscaped Garden, Car Parking Space, Lock up Garage.

#### Cellars

14'11" x 14'5" (4.57 x 4.40)

There are useful dry cellars ideal for storing wine etc.

#### The Gardens

The unusual gardens have been designed to reflect the Victorian atmosphere of this well-located period home. There are four individual gardens comprising a formal front garden, a courtyard garden, a middle garden and a secret garden. The clever planting and different levels provide individual light conditions and character to each garden.

#### Garage & Parking

#### Tenure

We understand the property is Freehold  
Council Tax Band: G





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