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15 Dowry Square, Hotwells, Bristol, BS8 4SH

£600,000

A charming four story (circa 1140 Sq ft ) Georgian home with basement and generous south facing rear garden.

- Grade II listed
- Iconic Square
- Freehold property
- Open plan kitchen/ diner
- 3/4 double bedrooms
- Character features
- Gas central heating
- Private courtyard garden
- New roof fitted January 2025 with a 15 year warranty

### The Property

15 Dowry Square is a striking Grade II Listed terraced home, nestled in one of the city's most sought-after Georgian squares. This charming property combines historic elegance with modern convenience, all within walking distance of Clifton Village, the city centre, and the picturesque surrounding countryside. As you step through the front door, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor unfolds into a bright, open-plan kitchen and dining area, with a beautifully arching design. The shaker-style kitchen is equipped with sleek granite-style work surfaces, integrated appliances, and a charming original cast-iron cooker. Large sash windows, flanked by panelled wooden shutters, allow natural light to flood the space.

Moving up to the first floor, the spacious sitting room exudes warmth and character. A stunning cast-iron fireplace takes centre stage, while the large sash window, again with wooden shutters, offers a tranquil view of the beautiful square. To the rear abuts a large family bathroom fitted with bath with shower above and WC. On the second floor, Bedrooms 2 and 3 are equally spacious, each offering a peaceful retreat and ample storage.

The top floor is dedicated entirely to the master bedroom, a generous and charming space with vaulted ceilings and exposed beams. Dual-aspect sash windows invite plenty of light, while an original cast-iron fireplace adds further character and warmth.

Outside, the property enjoys a private, walled courtyard garden, offering a low-maintenance yet serene outdoor space. With raised beds and direct access from the kitchen, it's a perfect spot to unwind or entertain. Dowry Square exudes a warm sense of community, creating a welcoming and comforting atmosphere that residents truly cherish. At the heart of this close-knit neighbourhood lies a beautifully maintained communal garden, lovingly tended by a dedicated committee. It's a charming space where neighbours come together to relax, unwind, and enjoy each other's company.

This delightful home is the perfect balance of period charm and modern living in a prime location.

### Location - Hotwells

Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

### Other Information

Freehold

Council Tax Band: E

### Please Note

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# Dowry Square, Hotwells, Bristol, BS8

Approximate Area = 1428 sq ft / 132.6 sq m

For identification only - Not to scale



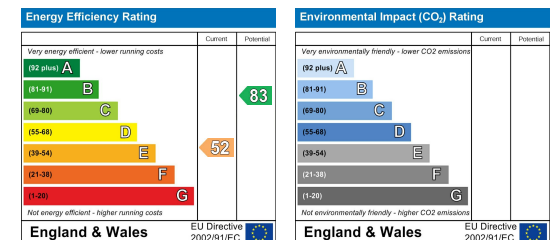
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1287155



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