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Flat 1, Grove House Cornwallis Grove, Clifton, Bristol, BS8 4DE

Guide Price £380,000

A charming and spacious circa 1000 sq ft conversion positioned in the sought after Grove House. Allocated parking, no onward chain.

- Grade II listed building
- Imposing Georgian building
- Period features
- Larger than average one bed flat
- Luxurious fittings
- Spacious open plan reception room/kitchen
- Allocated parking and visitor's parking space
- Landscaped residents communal garden

The Property
Once known as “La Retraite,” a private girls’ school, Cornwallis House was originally built around 1794 and tastefully extended in the 1820s. Some 40 years ago, this elegant building was transformed into a collection of luxury apartments, seamlessly blending historic character with contemporary living. Nestled in the highly sought-after Cornwallis Grove, just moments from the vibrant heart of Clifton Village, this exceptional ground floor apartment is a rare gem.
Beyond its private front door, a gracious hallway with built-in wardrobes welcomes you inside. To the left, the space opens into a generously proportioned, open-plan reception room and kitchen—a harmonious combination of period charm and modern design. The kitchen features a range of maple-toned cabinetry, complemented by sleek marble countertops and equipped with integrated appliances including a gas hob, extractor fan, and fridge-freezer. The tiled kitchen floor transitions beautifully into warm engineered wood flooring throughout the rest of the reception space. Arched architectural details add character and a sense of intimacy, while multiple windows and French doors bathe the room in natural light. A striking arched door from the kitchen leads directly to the beautifully maintained communal garden—an ideal extension of the living space.
The bathroom is a sanctuary of style and comfort, fully tiled and featuring a luxurious freestanding bath, a spacious walk-in shower, a low-level WC, and an expansive fitted mirror that enhances the sense of space and light.
The adjacent bedroom is a serene and inviting retreat, thoughtfully finished with natural seagrass flooring and classic wooden shutters for a touch of timeless elegance.
Outside, residents enjoy access to the meticulously landscaped communal garden and benefit from a private, allocated parking space—offering convenience and tranquillity in equal measure.

Location - Clifton Village
Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque “Village” offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. The Downs offers four hundred acres of green public space whilst 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
Leasehold: 999 from 02/01/2008
Ground rent: £350 pa
Management Fee: £3,165 pa
Council Tax Band: D

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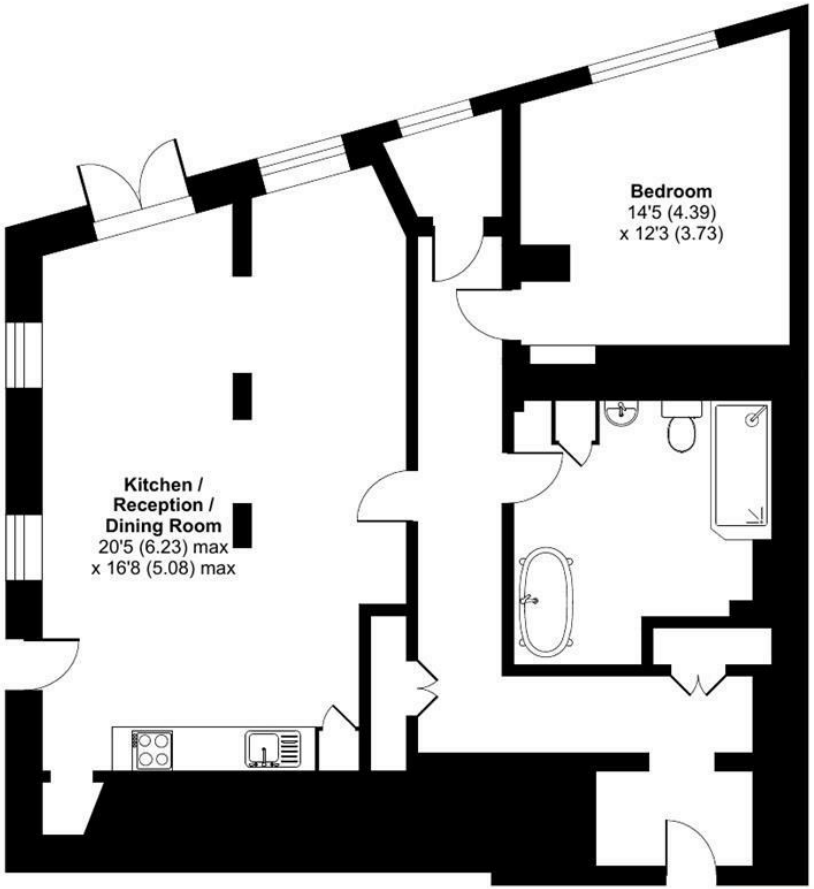
Grove House, Cornwallis Grove, Bristol, BS8

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1289680

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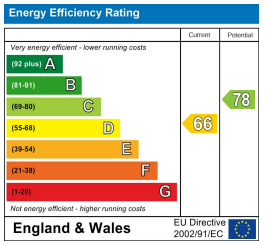

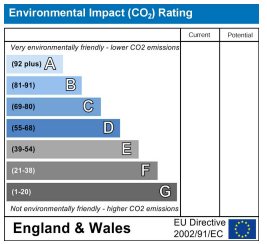

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