estate agents auctioneers
hollis morgan
5 Upper Belgrave Road, Clifton, Bristol, BS8 2XQ
Guide Price £1,950,000

Hollis Morgan - An imposing Freehold detached Victorian Villa overlooking the Downs with circa 5,600 sq ft of flexible accommodation, extensive off street parking, self contained basement flat and a large enclosed rear garden.

- Detached Victorian Villa
- Overlooking Durdham Downs
- Walking distance to Whiteladies Road
- 5,600 sq ft of Flexible Accommodation
- 5 - 7 Bedrooms
- Wide array of period features
- Off street parking 4 + cars
- Enclosed Rear Garden
- Self Contained Flat
- On the market for first time in 30 years

The Property
Number 5 is an imposing detached Freehold Victorian Villa occupying an elevated position with fine views over Durdham downs to the front aspect and over much of Bristol towards Bath and Dundry at the rear.

This voluminous property is on the market for the first time in 30 years having been the subject of an exhaustive, yet sensitive, renovation by the current owners to create a classically stylish yet functional family home with all the proportions and period detailing expected of a Victorian property such as high ceilings with fine cornice detail, fireplaces and a standout bronze sculpture at the base of the mahogany railed staircase These sit alongside the inherent benefits of a modernised home with double glazed hardwood sash windows, a modern heating system and a " brand name " kitchen.

To the front of the property is a walled and gated parking and turning area for 4 + cars with side access to the enclosed landscaped rear garden which has a detached garden pavilion.
The recently constructed modernist sky deck in this garden connects the kitchen to the outside space for al fresco dining and stands above a workshop and wine cellar built in below.
The accommodation is arranged principally over two floors (with an additional attic bedroom) whilst the lower ground floor is arranged as a generous 2 / 3 bedroom flat but has scope to be simply reinstated into the main home if desired.

Accommodation Schedule
Vestibule I Entrance hall I Drawing Room I Dining Room I Study I Cloakroom I Kitchen (with pantry) leading onto Skydeck.

Half landing I Bedroom 4 with en suite bathroom

Master Suite with dressing area & Shower room I Bedroom 2 I Bedroom 3 I Family bathroom I Bedroom 5

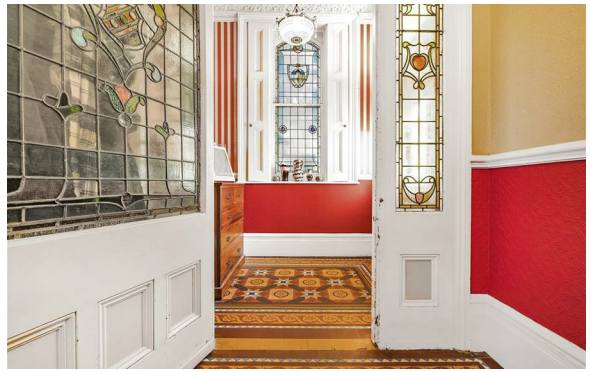
Self contained flat; Vestibule I Entrance hall I Kitchen Diner I Reception room I Study I Bedroom 1 I En Suite I Bedroom 2 I Ensuite.

Parking x 4 I Garden I Workshop I Garden Room

Location
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. 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.
Clifton College and the Sports Centre are both within walking distance whilst Durdham Downs is just a few yards away over the pelican crossing.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

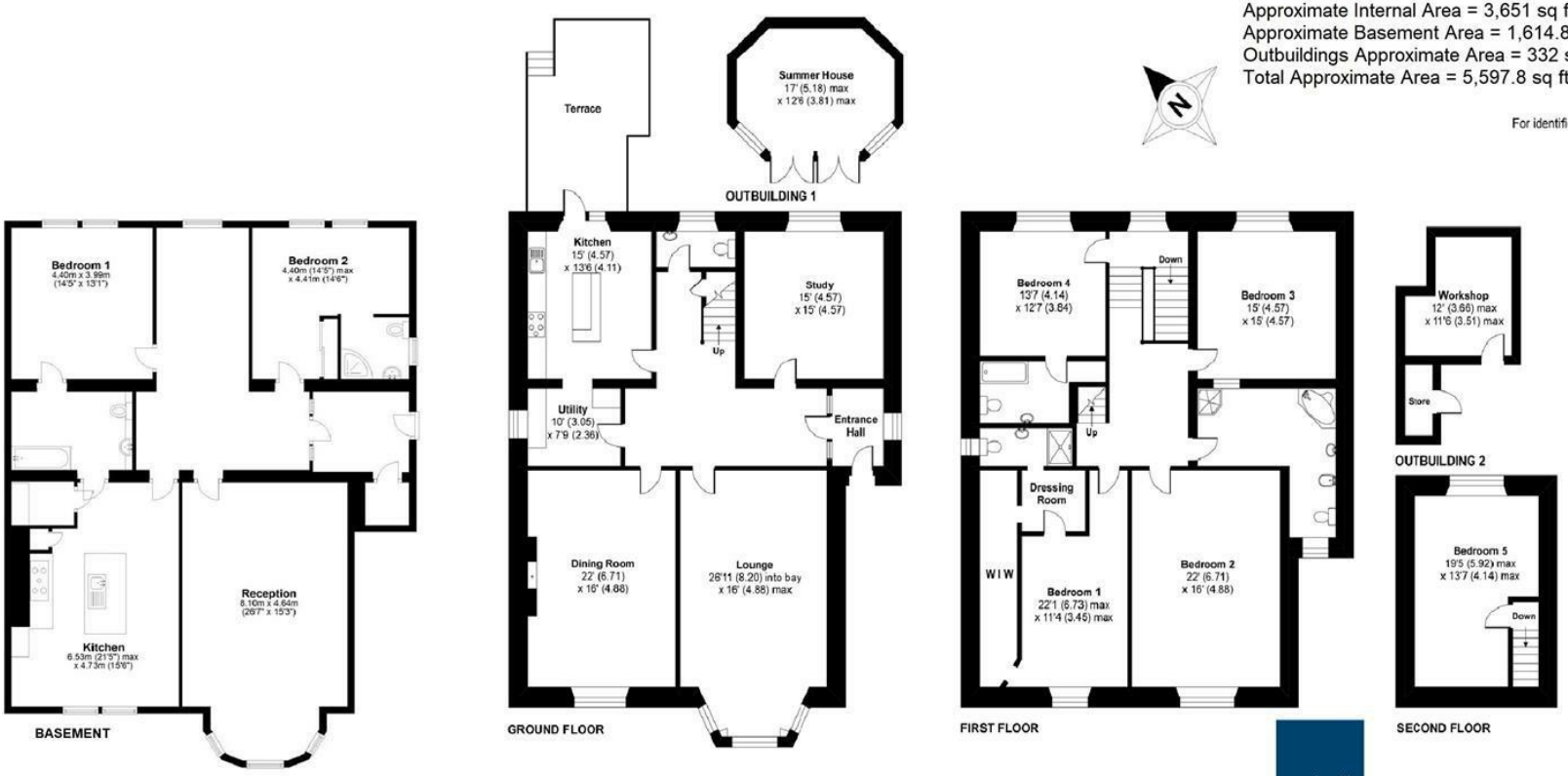
We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "Connected Person" as defined by that act.



Upper Belgrave Road, Bristol, BS8

Approximate Internal Area = 3,651 sq ft / 339.1 sq m
Approximate Basement Area = 1,614.8 sq ft / 150 sq m
Outbuildings Approximate Area = 332 sq ft / 30.8 sq m
Total Approximate Area = 5,597.8 sq ft / 520 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 693722

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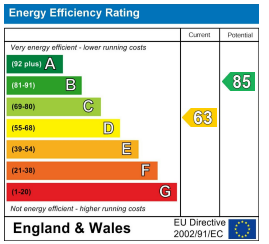

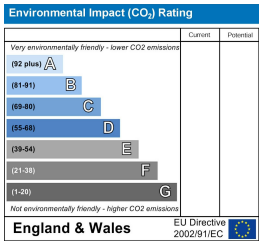

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