

estate agents **auctioneers**

**hollis  
morgan**



**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

**Please Note**

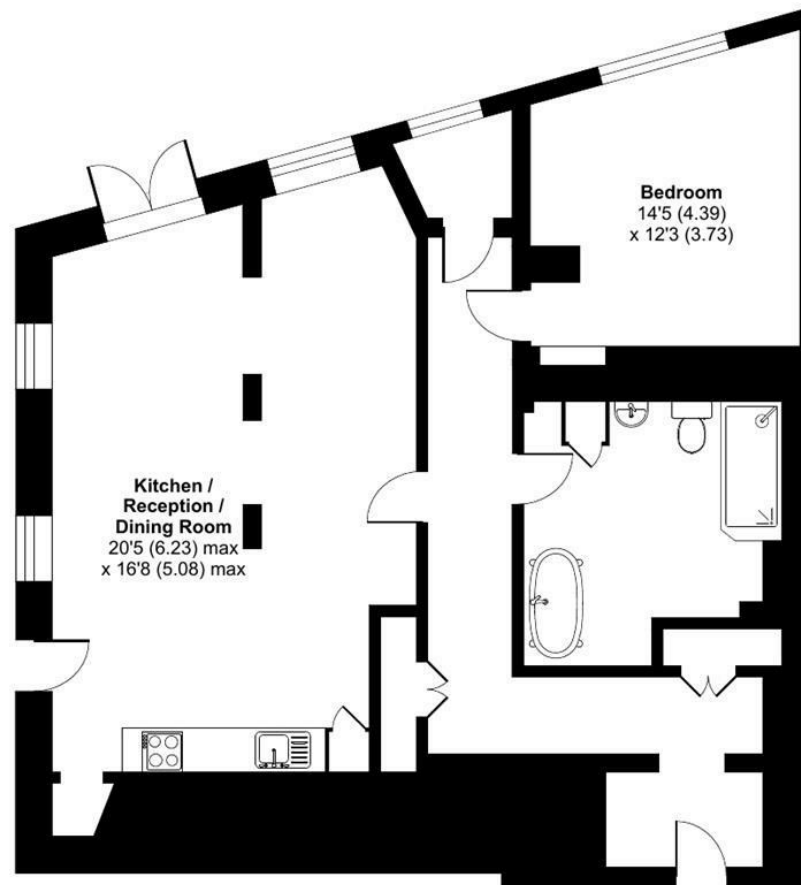
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



# Grove House, Cornwallis Grove, Bristol, BS8

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



GROUND FLOOR



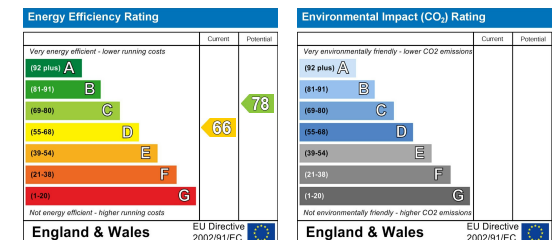
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF:1289680



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis  
morgan

---