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Flat 10, Cornwallis House Cornwallis Grove, Bristol, BS8 4PG

£600,000

A truly stunning 1600 sq ft split level apartment situated in the sought after Cornwallis House. Private Parking. No Onward Chain

- Grade II Listed building
- Imposing Georgian building
- Period features
- 2 double bedrooms
- Master with ensuite shower room
- Spacious reception room
- Large kitchen
- Allocated parking and visitor's spaces
- Landscaped communal garden

The Property
Once known as “La Retraite”, a private school for girls, Cornwallis House was built circa 1794 and extended around 1820 to be finally transformed into luxury apartments about 40 years ago. Located in the thought after Cornwallis Grove, this exceptional apartment at Cornwallis House offers the perfect blend of historic charm and modern luxury, just moments from the heart of Clifton Village.
The communal hall features the apartment’s front door, and upon opening it, an elegant wooden staircase invites you up to the property. Lying directly to the left of the large hallway is the grand reception room; it benefits from a southerly aspect, with floor-to-ceiling sash windows adorned with wooden shutters flooding the space with natural light and offering wonderful views over the beautifully landscaped communal gardens and Dundry hills beyond. The room is adorned with a charming cast iron fireplace flanked on either side with bespoke wooden cupboards. Adjacent to this room, on a mezzanine floor above the hallway, is a study area with delightful views over the hills through an attractive oval window.
The generously sized kitchen, fitted with wooden wall and base units, benefits from a double aspect with 2 large windows and offers plenty of space to accommodate a large dining table, perfect for entertaining.
The extensive master bedroom boasts beautiful period features such as dado rail, tall ceilings, sash windows with working wooden shutters and also benefits from a generous ensuite shower room.
The second bedroom also offers plenty of space for a double bed and additional wardrobe and chest of drawers.
The large family bathroom which serves the flat is fitted with a white 3-piece suite with main fed shower over the bath.
Finally, the property is flanked with a magnificent landscaped communal south facing garden with pristine lawns and mature trees for the enjoyment of the residents of Cornwallis House.

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.
Management Fee: circa £256.83 pcm including ground rent
Council Tax Band: E

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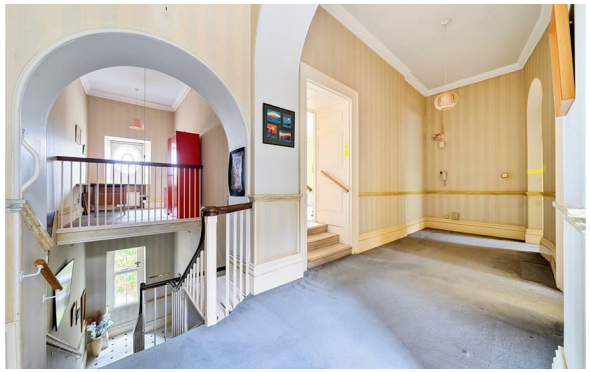

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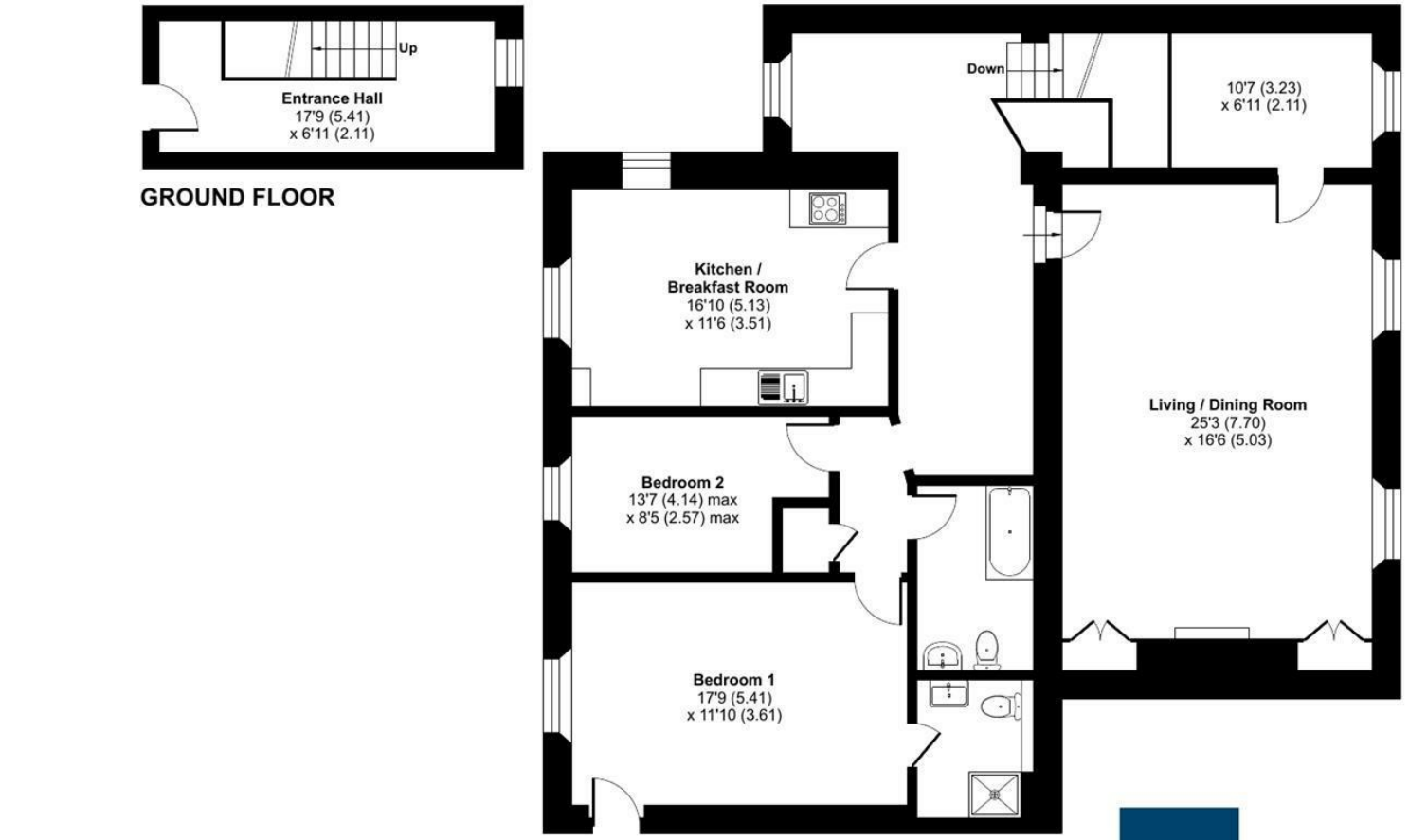
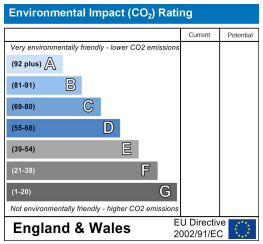
Approximate Area = 1645 sq ft / 152.8 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1183816



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