

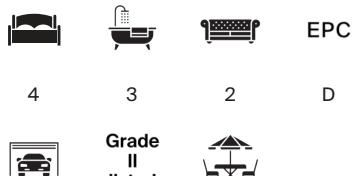


HOPE SQUARE, CLIFTON
BS8



9 HOPE SQUARE CLIFTON, BS8 4LX

An historic Grade II listed townhouse set within a desirable square
just moments from Clifton Village, enjoying elevated views.

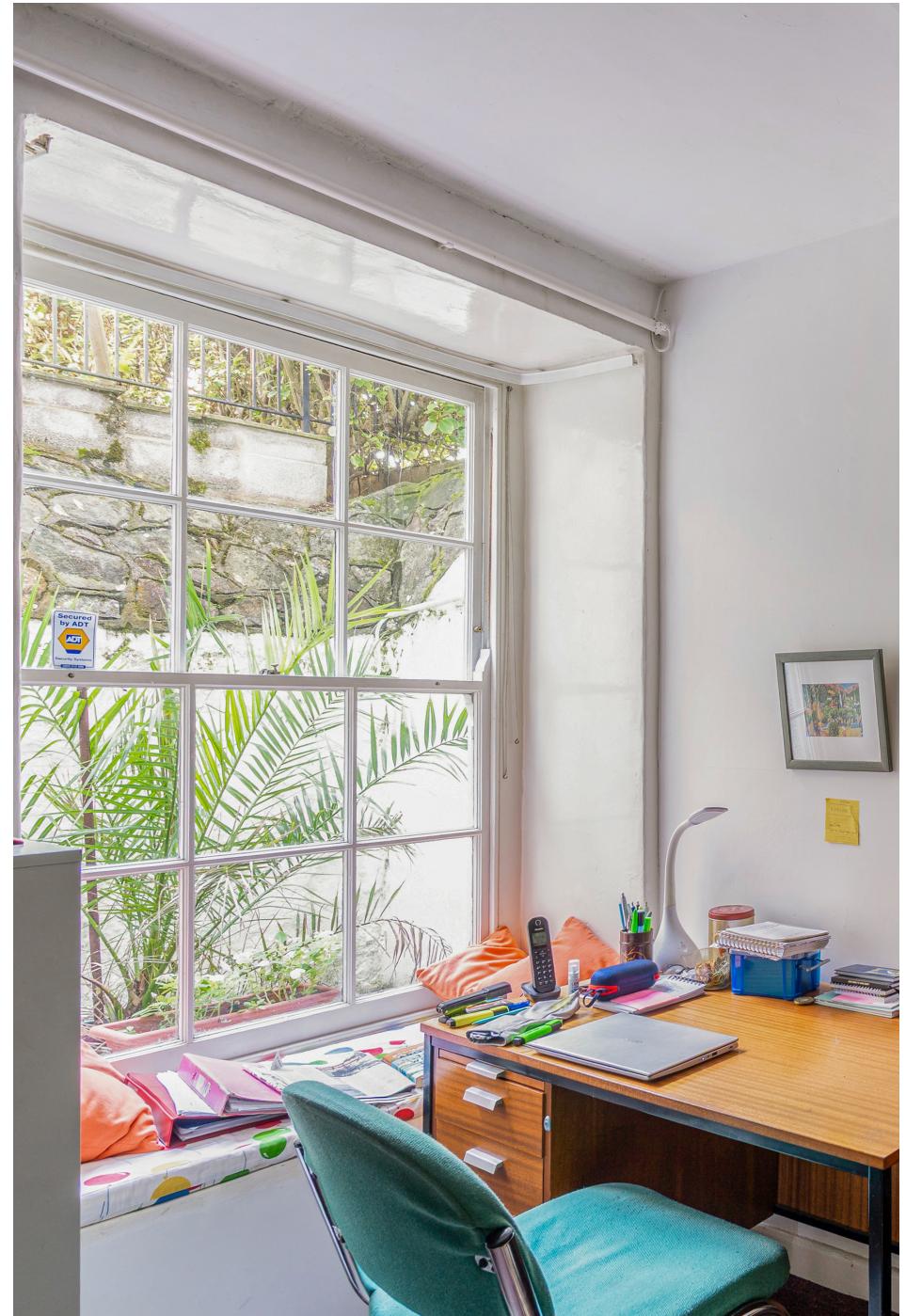


Local Authority: Bristol City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,250,000



THE PROPERTY

Dating from circa 1789, this handsome Georgian townhouse features a brick façade, rendered rear elevation and a wealth of original detail, including sash windows, feature fireplaces and decorative cornicing. Arranged over five floors, the layout is both versatile and family-friendly, with impressive principal rooms and excellent space for home working.

The approach is via flagstone stairs to the entrance hall, opening through to the kitchen/breakfast room at the rear of the house. The kitchen includes a range of wall and base units, cooking facilities and a window seat overlooking the rear garden, along with a door opening to the rear terrace. This room flows seamlessly into the formal dining room, separated with a glass door partition.





On the first floor is an impressive full width sitting room with window seats to enjoy the views over the garden, at the front of the house is the family room, enjoying an outlook over Hope Square. This floor boasts lovely period details including intricate cornicing, two ornate and original fireplaces and large sash windows.

The principal bedroom includes fitted wardrobes, low-level drawers, a fireplace, vanity unit and casement windows to the rear. A single bedroom and bathroom complete this floor, with two further bedrooms and an additional bathroom on the top floor.

The lower ground floor offers great flexibility - currently, it provides an ideal home-working environment, with two studies, an en suite shower room and a utility. This space could be adapted into a self-contained one-bedroom flat (subject to consents). A door opens to a small front courtyard with access to the vaults and front terrace.



OUTSIDE & LOCATION

At the rear, the garden offers a flagstone terrace which is perfect for al fresco dining, shaded in parts by a mature weeping willow, with well-stocked borders offering colour throughout the year. There is a further elevated lawn which provides privacy and impressive views towards the waterfront. Steps lead up to a wooden garden shed, and evergreen boundaries offer screening. Beyond the rear garden is access to the single garage - currently used for storage. Residents' parking is available to both the front and rear.

Hope Square is a prime address offering easy access to both Clifton Village and the waterfront with its walks, maritime activity, cafés and restaurants. Outlooks stretch across the communal square to the front and Cornwallis Gardens to the rear, both framed by mature trees.







Hope Square Bristol, BS8 4LX

Internal Area (Approx.)
House = 287.1 sq m / 3090 sq ft
Building = 11.1 sq m / 119 sq ft
Areas = 298.2 sq m / 3209 sq ft



(Including Basement / Loft Room)

Approximate Gross Internal Area = 287.1 sq m / 3090 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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