



**Alma Vale Road
Bristol
BS8**



*Clifton Village 0.8 miles,
Clifton Down Station 0.3 miles,
Whiteladies Road 0.4 miles, Park
Street 1.0 mile, Temple Meads 3.3
miles, Bristol Airport 8.6 miles
(all distances are approximate).*



An exceptional and beautifully presented family home with sunny garden.



The Property

Alma Vale Road is a most impressive Victorian townhouse enjoying a popular location.

The generously proportioned accommodation is arranged over four floors and has been meticulously and sympathetically refurbished throughout, combining luxury finishing touches and future-proofing technology.

If required, the lower ground floor could be utilised as self-contained accommodation with separate private access at the front. This area has been fully converted during the current vendors' time of ownership. It comprises a bay-fronted family room to the front, a generous bedroom to the rear with an additional kitchen, guest shower room and separate boiler.

On the raised ground floor an impressive bay-fronted living / dining room enjoys a southerly orientation with an attractive view whilst retaining impressive period charm and detailing and creating a stunning place to entertain.



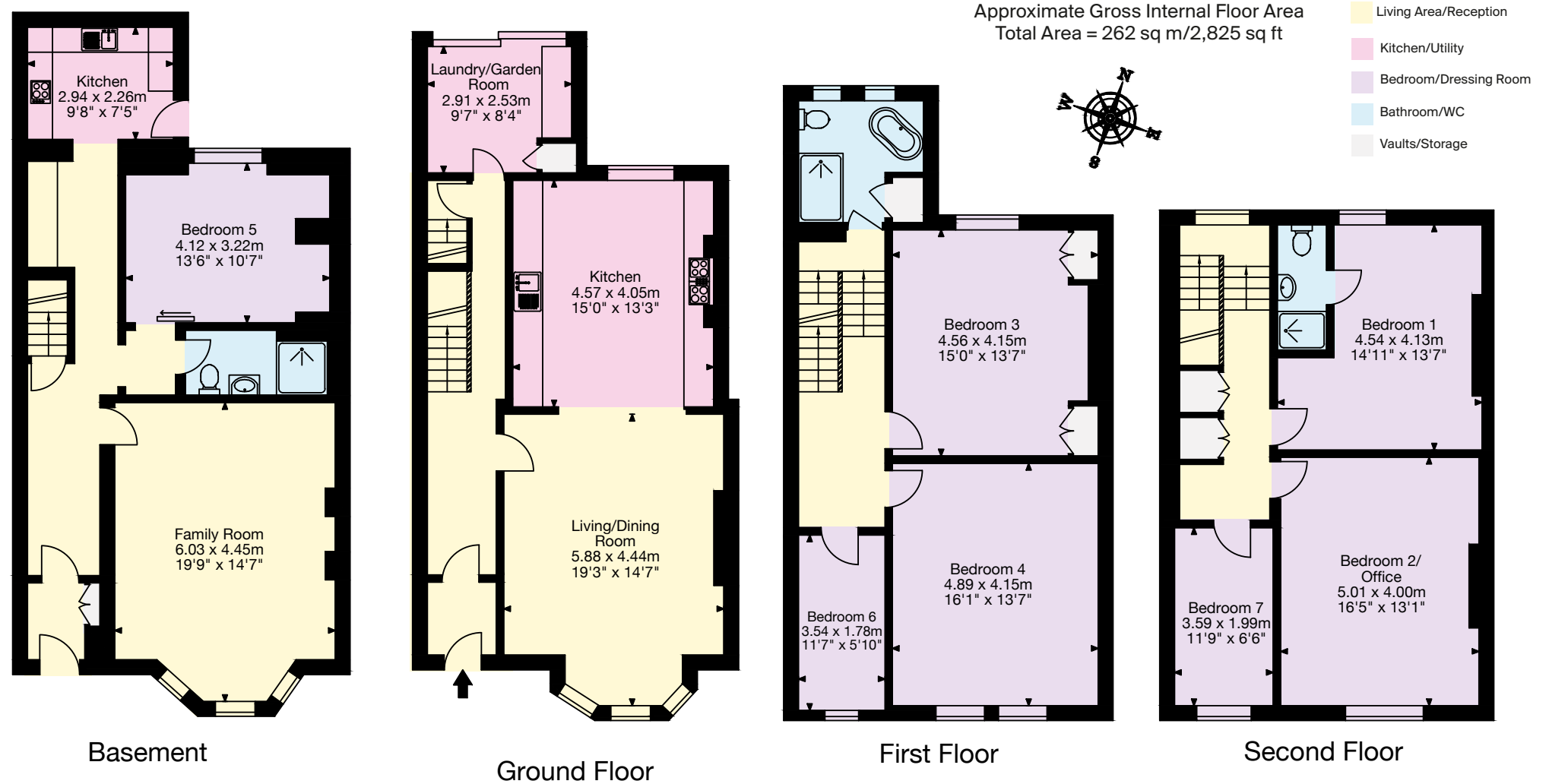
From here, a bespoke kitchen breakfast room enjoys a view to the rear garden and pond complimented with a range of high end integral appliances and ample storage.

Completing the accommodation at this level is a useful utility room which can equally be used as an attractive garden room with large bifold doors that open onto a tiled seating area. The kitchen and living / dining room benefit from underfloor heating, a feature in all the bathrooms as well.

The upper two floors boast six bedrooms, one of which the vendors have converted into a large office space with CAT6 IT connections and enhanced spot lighting. In all bedrooms, there is a fantastic outlook to front and rear with high ceilings and fabulous natural light from double-glazed, traditional sash windows. The rooms are serviced by immaculate and luxurious family bathroom and en-suite shower facilities with an electronically-operated skylight. The top floor landing area and principal bedroom also benefit from large fitted (craftsman designed) wardrobes. Modern functional lighting design is a feature running throughout the property.

The attractive garden at the rear of this family home blend patio, lawn and mature shrubbery borders. Additional bike storage can be found under the front stairs leading up to the property and there is a small built-in shed at basement level to the rear of the house.





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I would be delighted to tell you more.

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