



16 ALL SAINTS ROAD
CLIFTON
BRISTOL

16 ALL SAINTS ROAD, CLIFTON, BRISTOL, BS8 2JJ

An exceptionally well presented, five-bedroom, Victorian House with accommodation arranged over four floors, located in a quiet, convenient backwater in the centre of Clifton. The property has undergone a carefully considered, comprehensive, refurbishment in recent times and will offer an incoming purchaser a turnkey experience. Important attributes include a most attractive landscaped rear garden featuring a hot tub and outdoor kitchen deck, off street parking for two cars (complete with electric car charging point), recently renewed services such as heating, wiring, and plumbing throughout and some impressive insulation credentials (including insulated walls, a renewed “warm roof” structure and zoned central heating). The hall floor of the house has well thought out, sociable kitchen/dining space overlooking the back garden with a more formal living room across the hallway to the front. The four double size bedrooms on the upper floors are served by two luxuriously appointed bath/shower rooms. The configuration offers an incoming purchaser true flexibility with the option to self-contain the lower ground floor with separate access if so desired, perhaps serving as homeworking space or separate annex/ground floor flat. Some stunning original features include some intricate ceiling mouldings, fireplaces, working shutters to large sash windows and an elegant stairwell with a lantern light above, connecting the four floors. The relatively recent refurbishment, included the updating of the services and the addition of built-in storage in all bedrooms and the cinema, now allows an incoming purchaser peace of mind and a rarely found blend of an established Victorian house with exacting specifications to accommodate today’s lifestyle requirements.

LOCATION

All Saints Road is a highly regarded residential address and conveniently situated between Pembroke Road and Whiteladies Road with its wide selection of high street shops, boutiques and restaurants and nearby Clifton Village. Several bus routes provide easy city centre access. Bristol’s City Centre is within one mile travelling distance allowing access to the national motorway network via the M32. Rail links to London Paddington from Temple Meads mainline station, nearby Clifton Down Station is within easy walking distance which offers a link to Temple Meads. The vast expanse of Clifton’s Downs can be accessed at the top of Pembroke Road (within a quarter of a mile) as can the historic landmark of Isambard Kingdom Brunel’s world-famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors with St Johns Primary, Clifton College, and Clifton High School within a mile of the subject property.

OTHER INFORMATION

VIEWING: Strictly by prior arranged appointment with Hydes of Bristol.

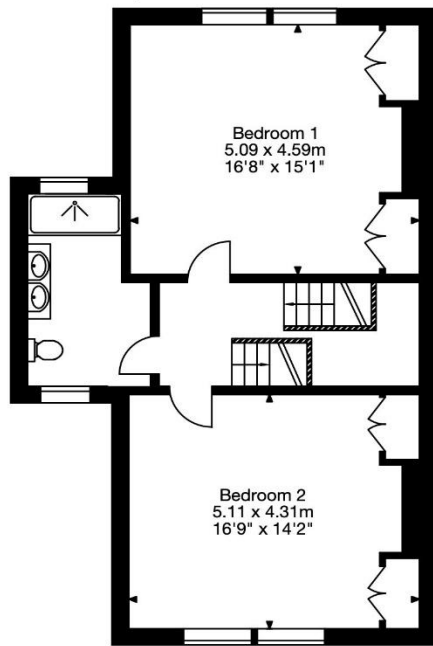
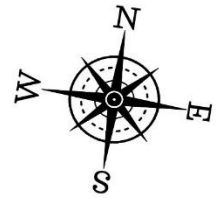
LOCAL AUTHORITY – Bristol City Council. T: 0117 922 2000 W: www.bristol.gov.uk

COUNCIL TAX BAND - F – Accountable for £3732.28 for 2025/2026.

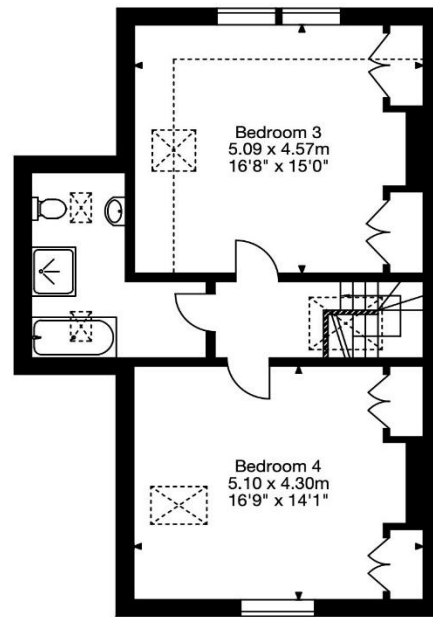
SERVICES – We understand the property has mains gas, water, electricity, drainage, and broadband (gas fired central heating with multi zone system and underfloor to the lower ground floor).

ENERGY PERFORMANCE RATING: C (potential of B)

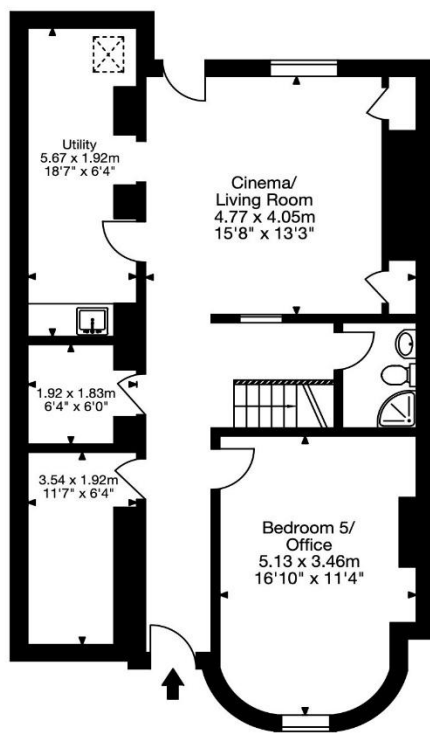
16 All Saints Road,
Clifton,
Bristol BS8 2JJ
Approx. Gross Internal Area
2863 Sq Ft - 266 Sq M



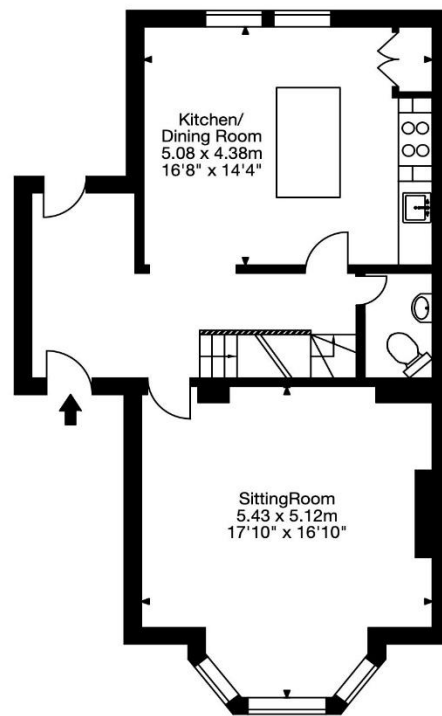
First Floor



Second Floor



Lower Ground Floor

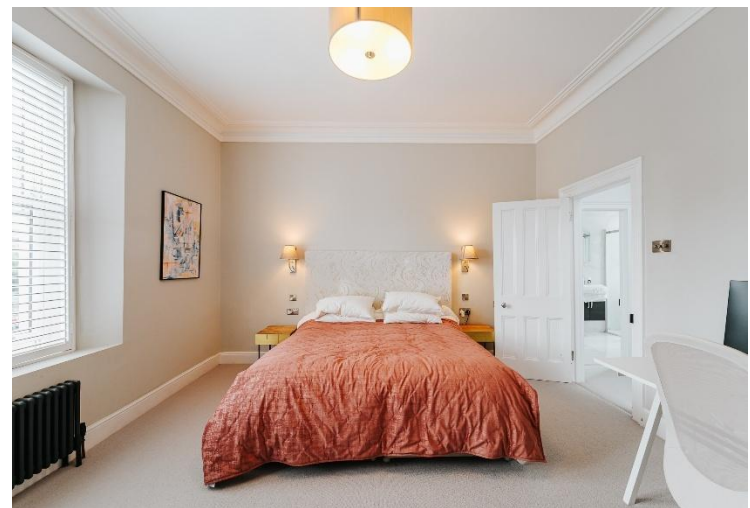
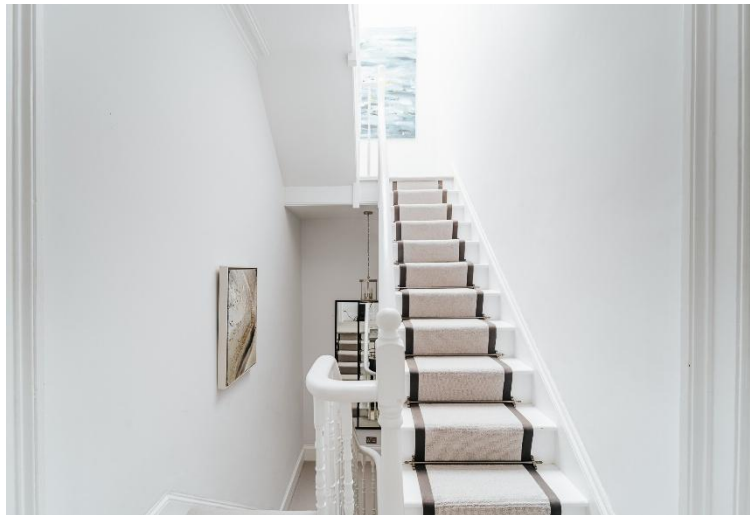


Ground Floor

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.







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