



PENTHOUSE APARTMENT
LITFIELD COURT
CLIFTON
BRISTOL

PENTHOUSE APARTMENT, 8 LITFIELD COURT, CLIFTON, BRISTOL, BS8 3DL

A SUMPTUOUS PENTHOUSE APARTMENT OCCUPYING THE ENTIRE TOP FLOOR OF THIS IMPRESSIVE DETACHED GRADE II LISTED ICONIC GEORGIAN PROPERTY. COMMANDING AN ELEVATED POSITION OVERLOOKING CHRISTCHURCH GREEN, AND ACCESSED VIA A LIFT DIRECTLY INTO THE APARTMENT, THIS WONDERFUL OPPORTUNITY DELIVERS EVERYTHING THAT ONE WOULD EXPECT FROM A PROPERTY OF THIS CALIBRE.

SUMMARY OF ACCOMMODATION

Litfield Court was sympathetically converted approximately ten years ago, creating eight luxury apartments set within the attractive Bath stone fabric of the former St Angela's Convent. Many period features are retained throughout, and Litfield Court soon became the new benchmark for quality new homes in Clifton.

On entering the building, one is immediately aware of the quality of the communal areas, as the entrance hall is grand but understated and enjoys many period features. A staircase ascends to the upper floors, and a lift gives access to all floors with a private, secure setting that allows access directly into the Penthouse Apartment.

The apartment is extremely well appointed throughout, and benefits from charming vaulted ceilings with exposed timbers. The principle reception area is a light and bright space that divides very comfortably into a delightful sitting area with a fireplace as a centrepiece, an intimate dining area which opens to a stunning well appointed contemporary white handleless kitchen. There are lots of clever storage solutions within the kitchen, and it affords a convenient breakfast area to enjoy the breathtaking views.

There are three generous double bedrooms, that all enjoy a lot of natural light, beautiful fireplaces as centre points, and boast far reaching views. The master bedroom, with an ensuite shower room, has lovely hand built bespoke fitted furniture. As with the ensuite, the exquisite family bathroom is very well appointed, and both enjoy the benefit underfloor heating.

Outside the communal areas are fabulous, with a beautiful elevated promenade to the rear of Litfield Court spanning the entire building and accessing a characterful garden room. There is also a communal garden to the rear of the plot that is mainly laid to lawn, with mature trees and shrubs. The property has an allocated parking space to the front of the building as well as a separate private storage room within the vaults of the building.

LOCATION

Situated overlooking Christchurch Green this fabulous penthouse apartment enjoys magnificent unbroken views and is a short stroll of the fashionable Clifton Village, offering a wide selection of high street shops, boutiques and restaurants. The famous Avon Gorge and Clifton Suspension Bridge provide easy access to Leigh woods and the Ashton Court Estate with its many recreational facilities.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the previously mentioned Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well as Ashton Gate Stadium, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers good road access to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads train station provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.





USEFUL INFORMATION

TENURE: Leasehold with a Share of Freehold

SERVICE CHARGE: £2,285.63 for the current six months so Approx ££4,570 per annum.

EPC : Exempt as the property is GII Listed

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: E (£3,316.72 for 2026/27)

BROADBAND: Ultrafast Broadband – Download up to 1,800 Mbps

MOBILE PHONE COVERAGE: Data and voice “Good” indoor and “Variable” outdoor available for 02, EE, Three and Vodafone

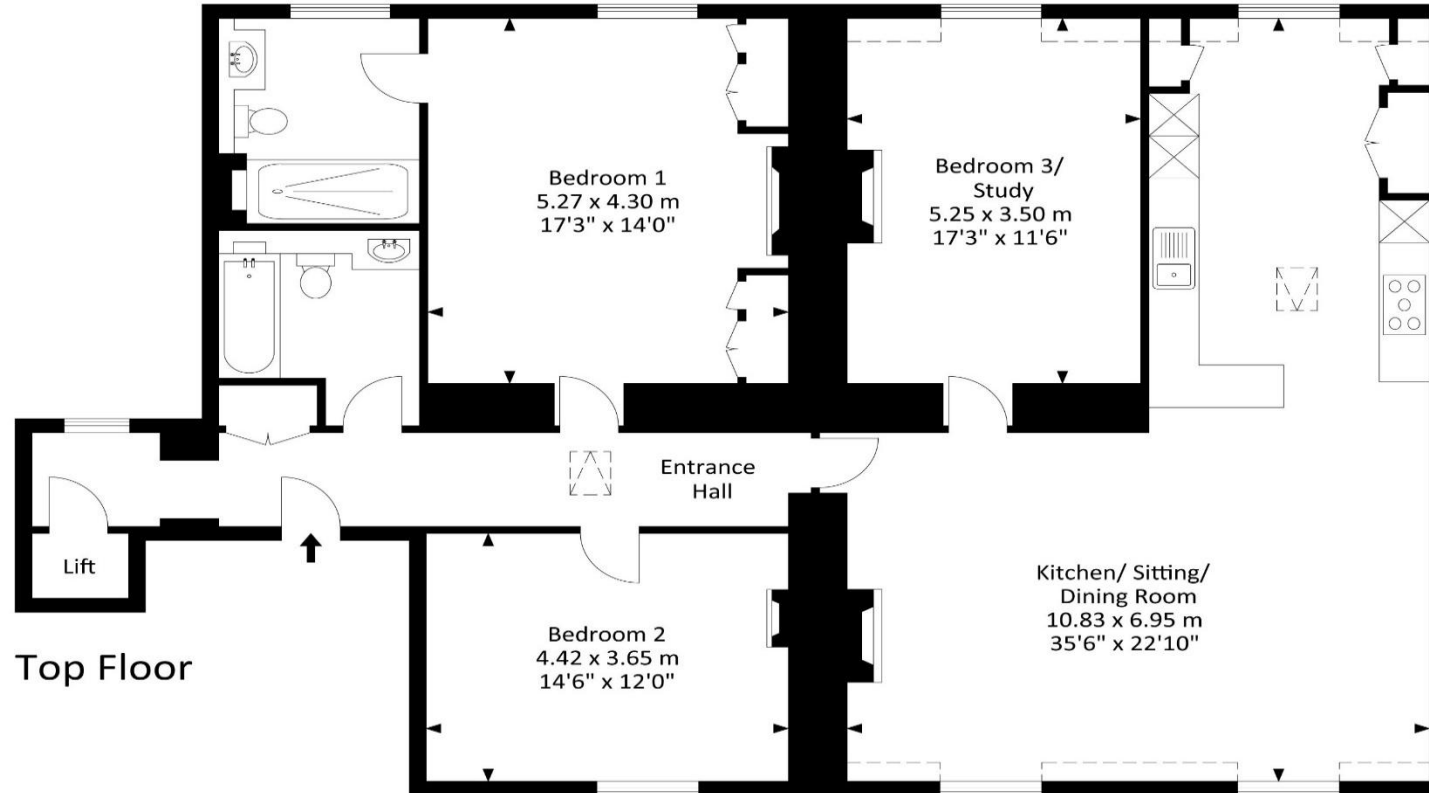
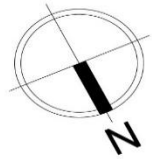
SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

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.

Litfield Court, Clifton Down, Clifton, Bristol BS8 3DL

Approx. Gross Internal Area
1675.0 Sq.Ft - 155.60 Sq.M



Top Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



ESTATE AGENTS

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