



Ambra Vale
Cliftonwood
Bristol

22 AMBRA VALE, CLIFTONWOOD, BRISTOL, BS8 4RW

A DELIGHTFUL MID TERRACED THREE BEDROOM FAMILY HOME WITH VERSATILE ACCOMMODATION THAT BOASTS A DOUBLE LENGTH PLOT ALLOWING THE WONDERFUL GARDEN TO CONTINUE TO AMBROSE ROAD. THE PROPERTY EPITOMISES CLIFTONWOOD WITH ITS ARTISTIC CHARM COMBINING SUPERBLY WITH PERIOD FEATURES, TO CREATE A WONDERFUL ATMOSPHERIC HOME WITH THE BENEFIT OF GARAGING.

SUMMARY OF ACCOMMODATION

The property is entered via an entrance vestibule which leads into the principle reception area. The large sitting and dining space is dual aspect and benefits from many period features such as sash windows with working shutters, stripped wooden floors, and the original dressers adjoining the fireplaces. There is an attractive open staircase that ascends to the first floor and a hallway leads past a cloakroom with WC to the kitchen.

The kitchen is dual aspect, with windows to the side and rear elevation, as well as a back door affording access to the rear garden. Hand built wooden and brick units, complement beautifully the exposed stone walls, and the range cooker offers that country kitchen feel.

On the first floor the versatility of this property becomes apparent, as here is a dayroom offering reception space that leads to two bedrooms, alternatively a buyer may wish to have the day room as a master bedroom which would then utilities the two bedrooms to the front as a dressing room and study. Clever carpentry solutions have been implemented to create interesting informal library and study accommodation at mezzanine level, which also lead to good storage in the roof spaces. There is a further bedroom to the rear of the property, as well as a beautiful fully tiled bathroom with wet area for showering, a wooden freestanding bath, a wooden vanity unit with integrated sink and a WC.

The gardens are a key aspect of this property, and have indeed been featured in lifestyle magazines. The wealth of matures, trees, plants and shrubs are too many to list, but combined with the clever landscaping and artistic additions, they are truly relaxing and magical.

The property benefits from a large single garage with an up and over door as well as a side door, that is accessed via Ambrose Road.

It should be noted that planning was granted for a two bedroom house in the location of the garage, which has now elapsed. Planning number 15/03055/F.

OTHER INFORMATION

Tenure – Freehold

Local authority – Bristol City Council

Council tax band – E (£3,316.72 for 2026/2027)

Services - All mains services.

Broadband – “Ultrafast” with the potential of 1,800 Mbps download, and 220 Mbps upload speeds available.

Mobile Phone Service – “Good Outdoor” for data and phone coverage for EE, Vodafone, Three and O2.

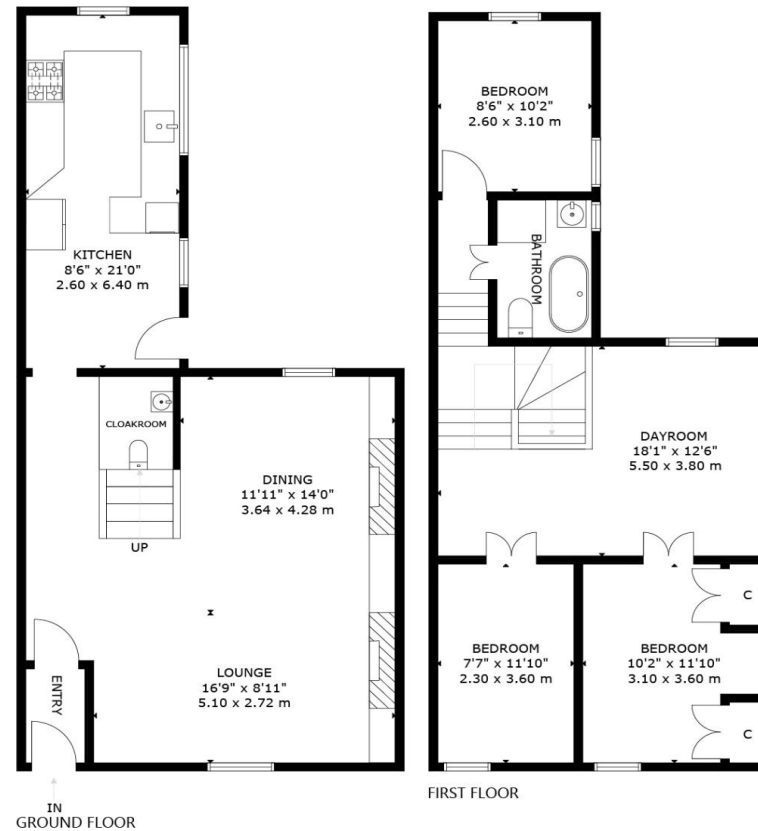
LOCATION

Ambra Vale is a location held in high regard offering superb links to Bristol's vibrant waterfront, and Clifton Village which are both a short walk away that offer an eclectic mix of bars, restaurants, bistros and retail outlets. On the doorstep of the property there is local playground and a public house that is extremely popular with the local community, The Lion. For further variety the Waterfront includes walkways and water taxis to the centre with a further array of restaurants and bars. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces most notably Durdham Downs, with 400 acres of parkland, the nearby Ashton Court Estate across the famous Suspension Bridge, includes mountain bike trails and bridle paths.

For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf.

For the commuter the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European destinations.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA, 270 SQ FT / 118 SQ M
 All measurements and fixtures including doors and windows are

IMPORTANT NOTE

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