



Hydes  
OF BRISTOL

4 CLIFTON WOOD ROAD  
CLIFTONWOOD  
BRISTOL



# 4 CLIFTON WOOD ROAD, CLIFTONWOOD, BRISTOL, BS8 4TA

A most attractive six bedroom Grade II listed Georgian family house, arranged over five floors, of some 3,150 square feet situated in a popular residential location above Bristol's harbourside, and within easy walking distance of Clifton Village, and the Clifton Triangle. The property has served the current owners as an excellent family home for the last twenty seven years and as such offers a great opportunity for a discerning buyer to put their own mark on the property. This elevated location provides inspiring cityscape vistas both over and out of the city in an easterly direction as well as a pleasing open outlook to the front across the gardens and tennis courts of neighbouring Goldney Hall. Some fine original features include a magnificent central stairwell, classic Georgian room proportions and great ceiling heights to name but a few. The house offers a great degree of versatility to suit differing living requirements and might even offer a self-contained lower ground floor for working or an independent entity if so desired, subject to obtaining the necessary consents.

To the rear of the house is a walled 51' (15.8 meter) garden providing excellent outside space accessed directly off the kitchen/breakfast room on the lower ground floor. Lastly, it should be noted that this sale offers no onward chain and can therefore be available for those seeking early occupation.



## LOCATION

Clifton Wood Road a location held in particularly high regard offering superb links to the Bristol's vibrant waterfront, and Clifton Village which is a short walk away and offers an eclectic mix of bars, restaurants, bistros, and retail outlets. Within Cliftonwood there is a public house that is extremely popular with the local community, The Lion. For further variety the Waterfront includes walkways and ferries 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 neighbouring 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.

## OTHER INFORMATION

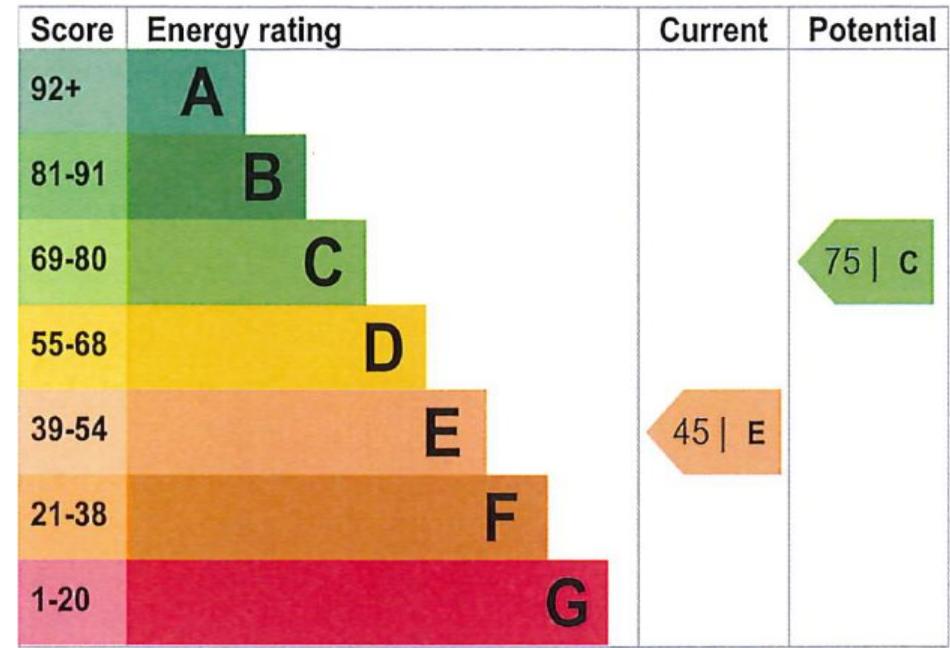
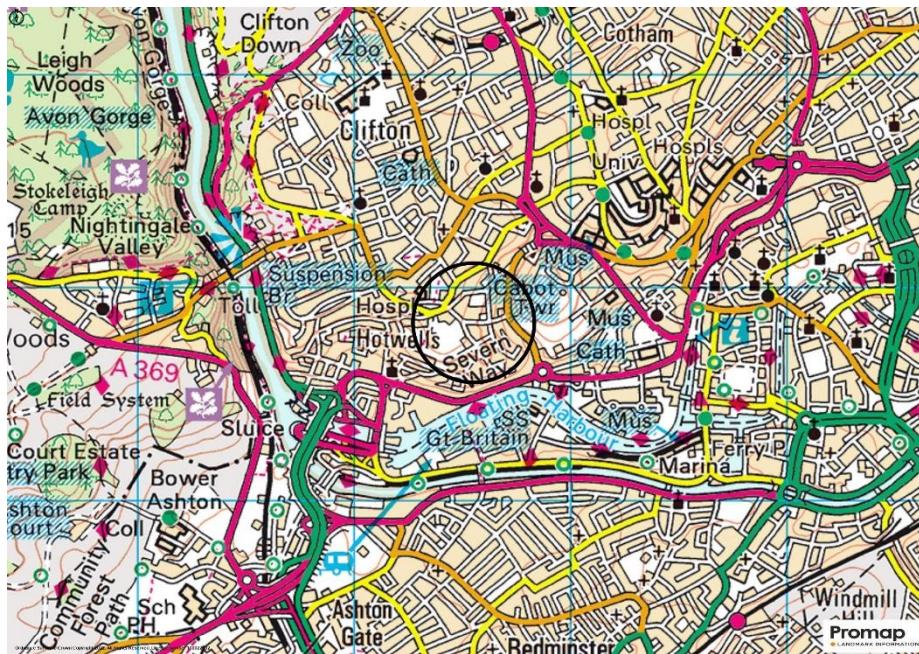
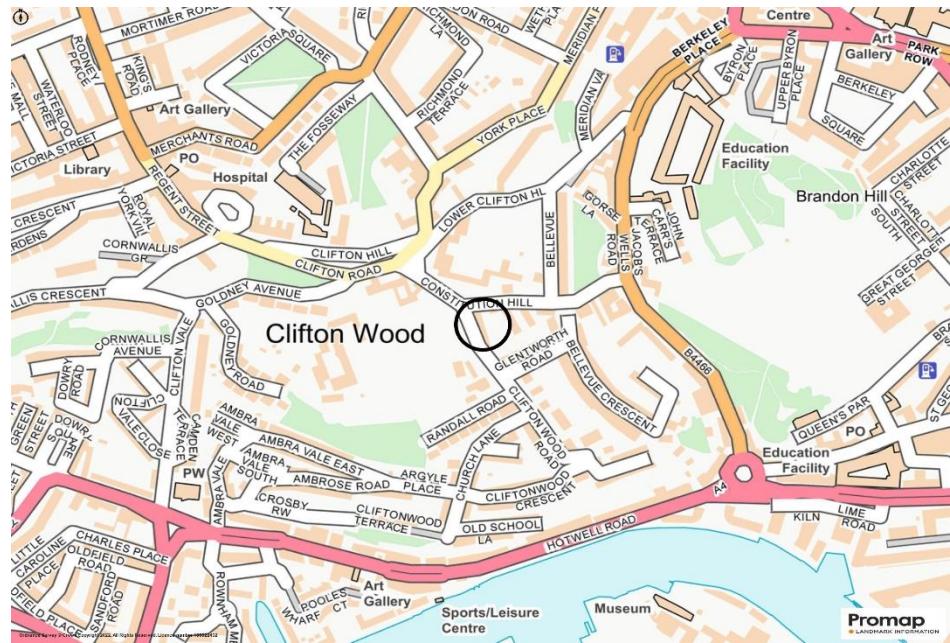
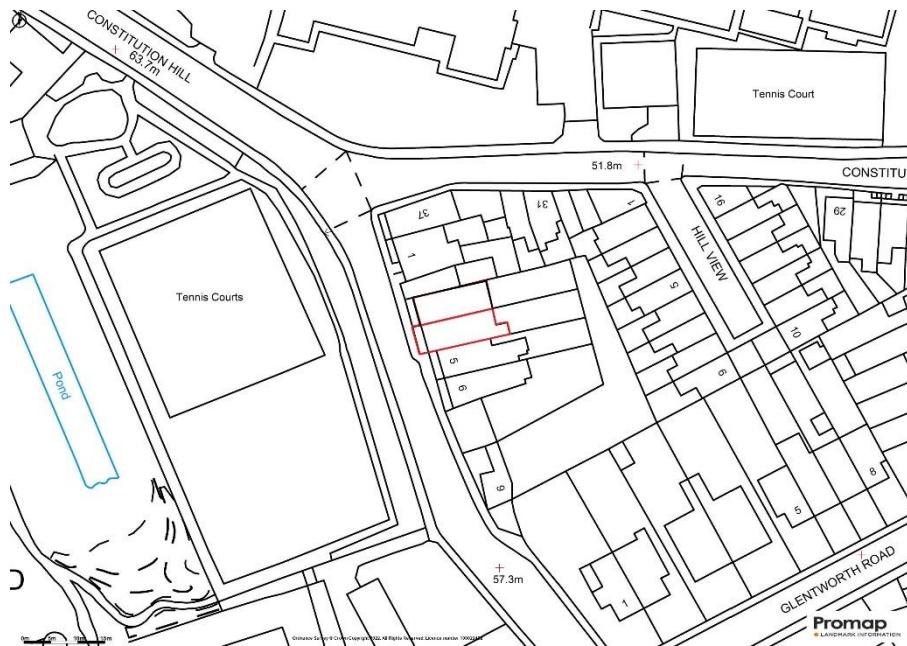
**VIEWING:** Strictly by prior arranged appointment with Hydes of Bristol t: 0117 973 1516 or [post@hydes.co.uk](mailto:post@hydes.co.uk).

**LOCAL AUTHORITY:** Bristol City Council. T: 0117 922 2000 W: [www.bristol.gov.uk](http://www.bristol.gov.uk)

**COUNCIL TAX BAND:** F – Accountable for £3,221.64 for 2022/2023.

**SERVICES:** We understand the property has mains gas, water, electricity, drainage, and broadband (gas fired central heating. Boiler installed in 2020).

**ENERGY PERFORMANCE RATING:** E (potential of C)

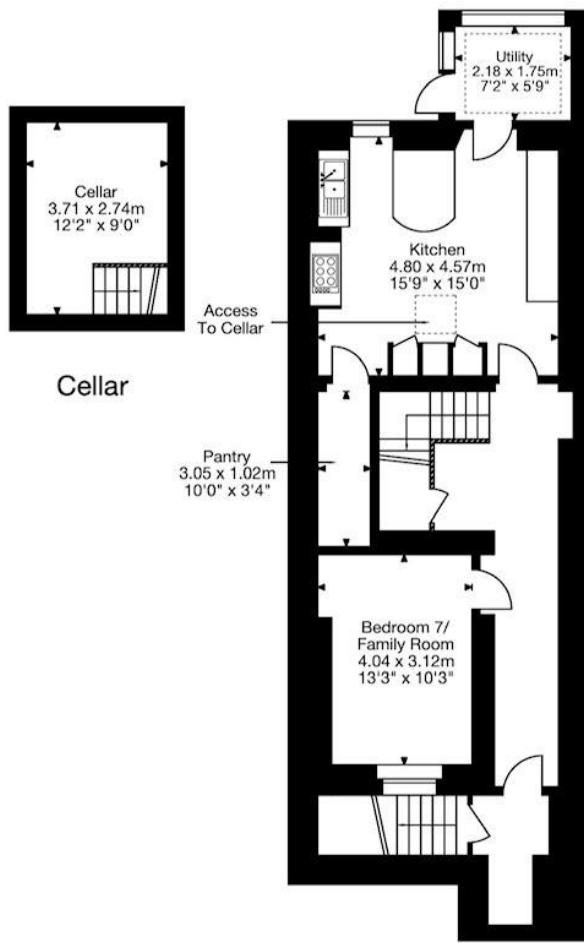
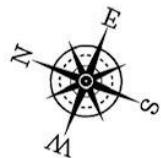


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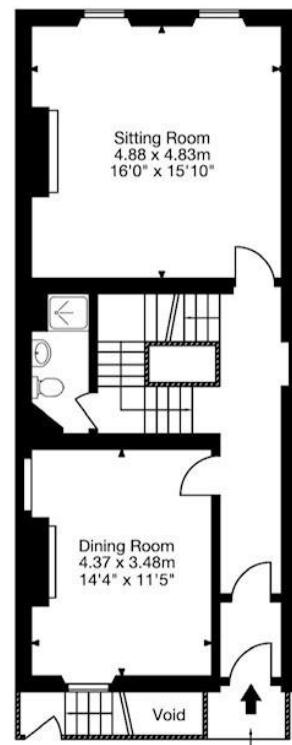
#### Gross Internal Area (Approx.)

293 sq m / 3,159 sq ft

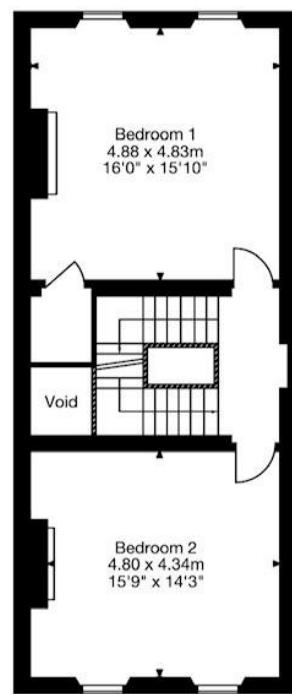
(Incl. areas of restricted height)



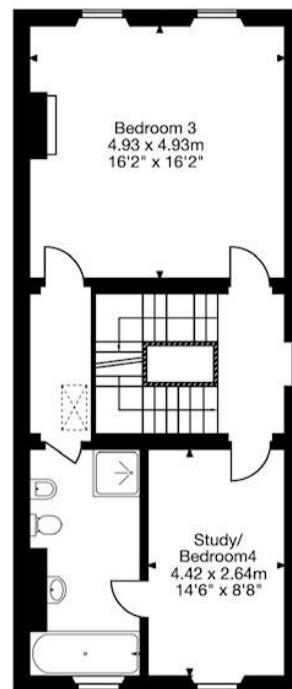
## Cellar



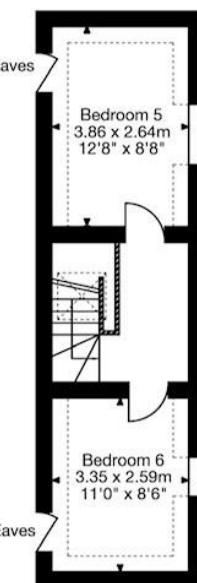
## Ground Floor



## First Floor



## Second Floor



### Third 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.



ESTATE AGENTS  
**28 Princess Victoria, Clifton, Bristol BS8  
4BU**  
Tel: (0117) 973 1516  
Website: [www.hydes.co.uk](http://www.hydes.co.uk)  
Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)





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