



**CARLTON HOUSE
RICHMOND PARK ROAD
CLIFTON**

CARLTON HOUSE, 6 RICHMOND PARK ROAD, CLIFTON, BRISTOL, BS8 3AP

A stunning six bedroom semi-detached grade II listed family home, set in a quiet and convenient central Clifton location, offering beautifully proportioned accommodation. Other benefits include a wealth of original features, off street parking, a lovely secluded, sizeable private family garden and a lower ground floor that is currently configured as a self-contained, one bedroom flat.

Built circa 1841 with an elegant Bath stone facade occupying a corner position within a desirable, backwater close to Clifton Village, this handsome residence offers character filled accommodation arranged over four floors. Some stunning original features are on offer including intricate ceiling mouldings, beautiful fireplaces, lovely original tessellated tiling to the elegant entrance hallway, working shutters to large sash windows and a wonderful, particularly light stone cantilevered staircase. The configuration and separate external entrances offer an incoming purchaser true flexibility with the option of self-containment to the lower ground floor, which is currently arranged as a spacious one bedroom apartment, to provide a rental income or to house a nanny or dependent relative. Alternatively the lower ground floor could easily be 'taken back' into the house (subject to the necessary consents) to provide further family accommodation. Other predominant attributes include five well proportioned bedrooms served by a bathroom and a shower room to the first and second floor, and a beautifully proportioned and light kitchen and an elegant living room to the hall floor. Further to this the kitchen opens on to a stunning (recently added) Orangery, offering a light and spacious further reception area. Beneath this there is a cleverly arranged wine cellar accessed via an electrical hatch door in the floor of the orangery. Double doors from this room allow access to the stunning garden via some elegant stone steps.

In summary, this house represents a truly rare opportunity for those that require a stunning Clifton town residence, in superb condition, adorned with such carefully retained features from this much celebrated period of early Victorian architecture.

LOCATION

Carlton House is located a short walk from the vibrant Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, it is also ideally located for the easy access to the University and the fashionable Queen's Road. The property is particularly well served by both state and private schooling; Christchurch Primary School is within a few minutes' walk, and Clifton College, Bristol Grammar School and Clifton High School are also only a short walk from the property.

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 400 Acre Durdham Downs and The Ashton Court Estate, across the famous Suspension Bridge which 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, and even surfing at "The Wave."

OTHER INFORMATION

TENURE – Freehold and free

SERVICES – All mains services including broadband internet.

LOCAL AUTHORITY – Bristol City Council t:0117 923 2000

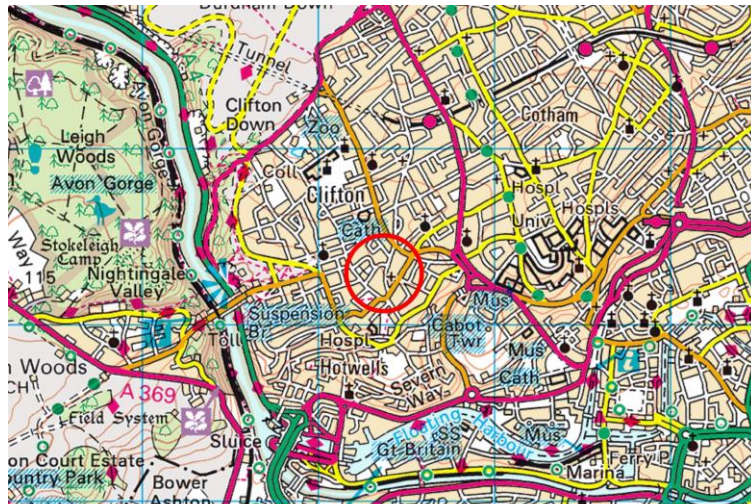
COUNCIL TAX BAND – Main house – G (£3717.28 for 2022/2023).

Basement flat – C (£1923.24 For 2022/2023)

LISTING – Grade II listed

VIEWINGS – Strictly by prior arrangement with sole agents

Hydes of Bristol – 0117 973 1516

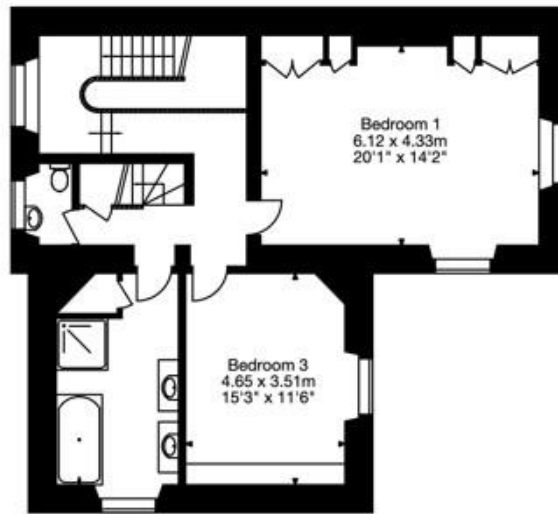
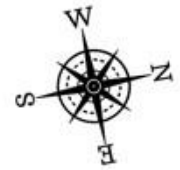


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

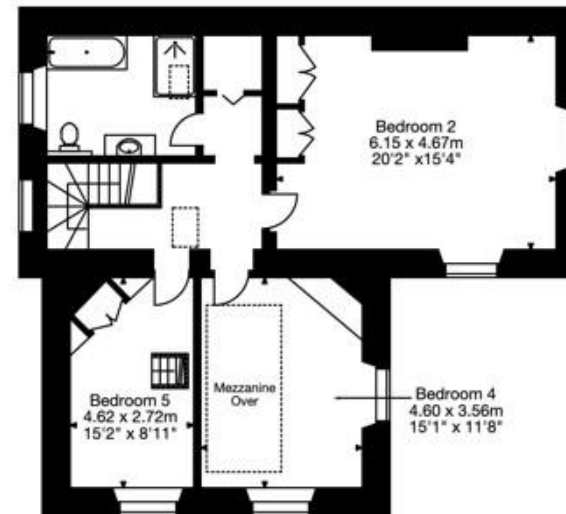
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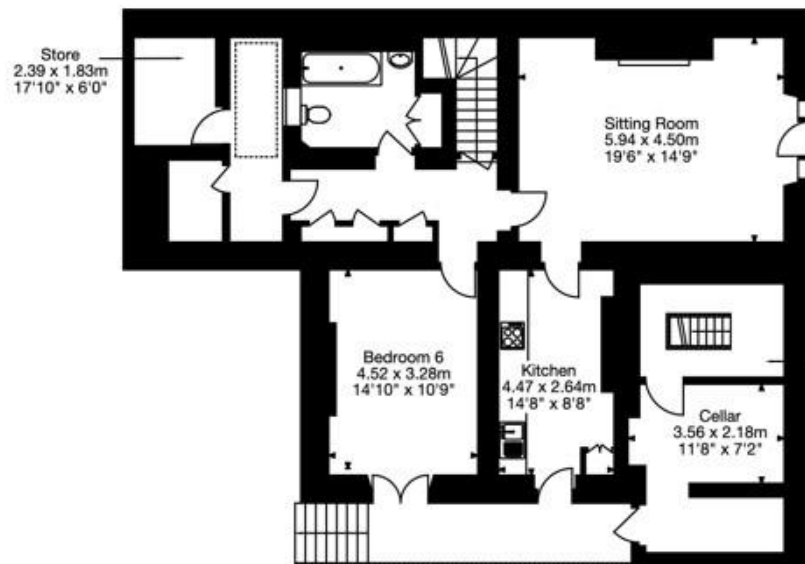
Carlton House,
 6 Richmond Park Road,
 Clifton,
 Bristol BS8 3AP
 Approx. Gross Internal Area
 4299 Sq Ft - 399 Sq M
 (incl. Areas of Restricted Height)



First Floor



Second Floor



Basement







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