

5 The Paragon, Bristol, BS8 4LA

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A fine Grade II\* listed Georgian town house (c. 1809-1814) forming part of this iconic, Bath stone Clifton terrace with the highly unusual commodity of possessing landscaped gardens of around a third of an acre. The property has elegant, well-presented, character filled accommodation arranged over five floors, an unusually large garden and the rare commodity of garaging for a small city car. Six bedrooms are served by three beautifully appointed bath/shower rooms and the hall floor has an open plan kitchen/dining/living space that opens to an outside terrace. The first floor drawing room has three, floor to ceiling sash windows opening to an elegant wrought iron, canopied balcony offering commanding views across the city towards the village of Dundry on the horizon. Some stunning original features include intricate ceiling mouldings, beautiful fireplaces, working shutters to large sash windows and an elegant stairwell connecting the five floors. 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 annexing. In recent years the house has undergone a comprehensive refurbishment including the updating of the services allowing an incoming purchaser peace of mind rarely found in such an established Georgian house.

In addition to the privately owned gardens the property also has access to some well-tended, resident's gardens at the front of the terrace that are much coveted and hugely enjoyed by the neighbours in The Paragon. In summary, this house represents a truly rare opportunity for those that require a classic Clifton residence with an unusual amount of outside space, uplifting views and adorned with some wonderful features from this much celebrated period of fine architecture



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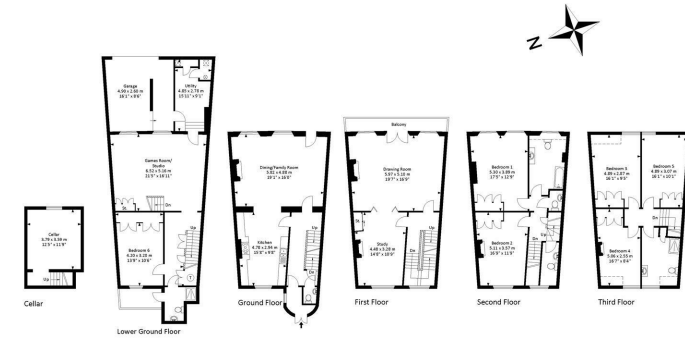
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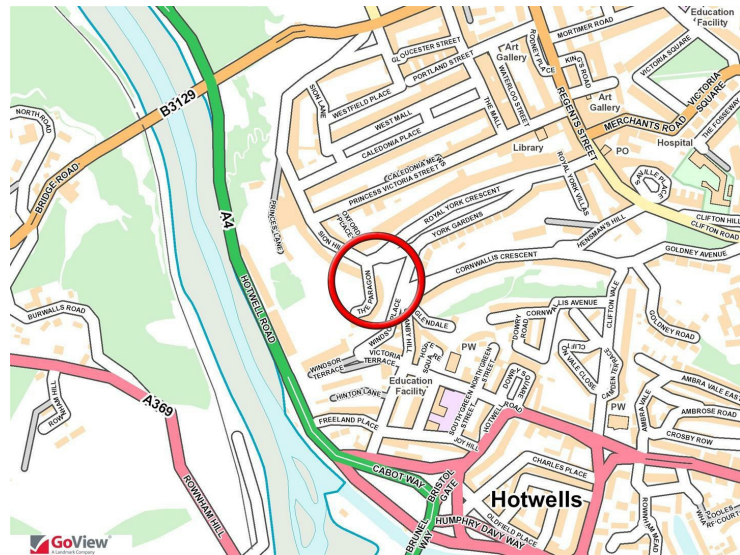
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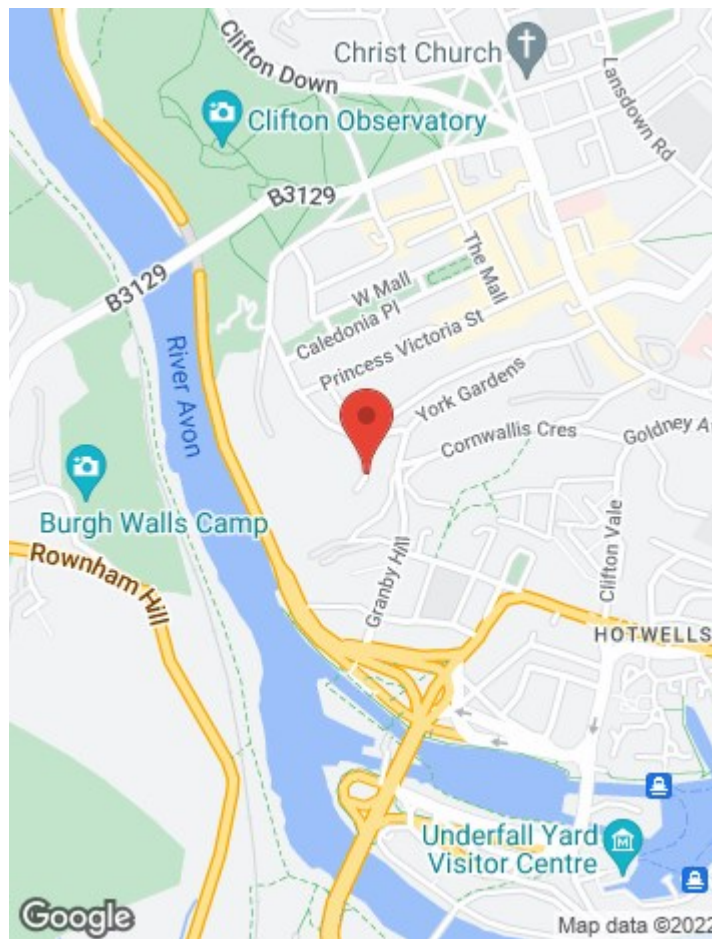


Approx. Gross Internal Area  
3965.0 Sq.Ft - 368.4 Sq.M  
(Total Area includes Garage)



For illustrative purposes only. Not to scale.  
While 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 misrepresentation.  
Floor plan produced by Westcountry EPC.





## OTHER INFORMATION



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