

The word 'elephant' in a white sans-serif font, followed by a blue circular icon containing a white stylized elephant head profile.

elephant



£599,950

12 Caledonia Place, Clifton Village, Bristol, BS8 4DJ

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

12 Caledonia Place Clifton Village, Bristol, BS8 4DJ

Set within one of Clifton Village's most important Georgian terraces, this three-bedroom maisonette occupies the basement and sub-basement of this Grade II* listed townhouse on Caledonia Place.

Behind the railings, broad stone steps drop to a discreet private entrance situated in the property's private courtyard, with access to the extensive under-pavement vaults that provide unusually generous storage and workshop spaces for a property of this type.

Arranged over two levels, the upper basement level is planned for everyday living: a vast front reception with twin sash windows overlooking the front courtyard features a log burner and living/dining arrangements with the kitchen set adjacent for straightforward circulation between cooking and dining.

Two bedrooms sit more quietly to the rear, each with an en-suite, with the principal bedroom orientated towards the private rear courtyard, offering a calm outlook and good privacy via the large sash window.

The sub-basement adds a further two rooms: a bedroom with a window, drawing daylight via the glass lightwell set within the rear courtyard, and the original wine cellar, a characterful reminder of the terrace's Georgian service spaces.

The under-pavement vaults (accessed from the front) provide flexible ancillary zones, including a workbench, cycle store and seasonal storage, while the back courtyard offers a tranquil and private space to enjoy.

Caledonia Place sits at the heart of Clifton Village, moments from West Mall and Princess Victoria Street with their independent shops, cafes and daily



services. Clifton Arcade, delis, grocers and boutiques are all on the doorstep. The Clifton Suspension Bridge and Observatory are a short walk to the south-west, connecting to the green expanse of Ashton Court and wider walking and cycling routes.

Local transport is straightforward, with Clifton Down station about a mile from the village core for services to Temple Meads and beyond, and frequent local buses through the Villa





12 Caledonia Place, Basement Flat, Bristol, BS8 4DL

Approximate Gross Internal Area = 154.55 sq m / 1663.56 sq ft
(Excluding Courtyard)



Illustration for identification purposes only, measurements and approximate, not to scale.



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk