



KEEP CLEAR
Entrance to
carpark only

9



10 Freeland Place
Clifton
BS8 4NP

*An exquisite Regency grade II listed townhouse
with off street parking, mature 65ft rear garden
and moments to Clifton Village*

Ground floor

*Entrance hall, dining room, kitchen/breakfast
room shower/cloakroom*

First floor

Drawing room, study/bedroom four

Second floor

Master bedroom, family bathroom

Third floor

*Two further bedrooms, cloakroom with potential
for a shower room*

Lower ground floor

*Two further receptions, utility area, store vaults.
Separate front entrance*

Outside

*Large 60ft mature garden with access to a
private lane with allocated off street parking,
permit & visitors parking
Front raised flagstone terrace
communal garden*

Features

*Period working fireplaces, stripped floorboards
high ceilings with ornate plasterwork, sash
windows with working shutters, flagstones*

2507.20 Sq Ft – 232.90 Sq M



Location

Freeland Place is a beautiful grade II listed Regency terrace of coloured painted houses located moments to Clifton Village and a short walk to the harbourside. This location is renowned for its fine dining restaurants, boutiques, delis, cafes, wine bars and the 400 acres of Durdham Downs. For the commuter Bristol Temple Meads train station with its fast train service to London Paddington (approx. 55 mins). the City Centre and the M32 link to the M4/M5 motorway network is approx. 2 miles away.

The iconic Clifton Suspension bridge is moments away and provides access to a wide range of recreational facilities to include Ashton Court Estate, Leigh Woods National Trust, Bristol & Clifton Golf Club.

There is a good selection of both private and state schools within the immediate vicinity they include Clifton College, Clifton High School, and Hotwells Primary.

Description:

This classic grade II listed Regency townhouse -Circa 1826 retains a wealth of period features to include fine period working fireplaces with cast iron grates, ceiling mouldings, sash windows with working shutters, stripped pine floorboards and flagstones.

Arranged over five floors the accommodation is very flexible and briefly comprises; entrance hall with the original staircase and paneled doors leading to an elegant dining room with a large sash window with working shutters, period fireplace, high ceilings with ornate plasterwork and stripped floorboards. A feature opening leads to the kitchen/breakfast room designed by Artichoke and features wall and floor units with Granite worktops, limestone flooring, integrated appliances, a picture window, and door leading to the garden. A useful cloak/shower room completes this level.





Description

On the first floor the elegant sitting room features a floor to ceiling sash window with working shutters, stripped floorboards, a marble fireplace, and interconnecting door to bedroom four/study.

The second floor the spacious master bedroom has superb views over the river Avon, Ashton Court and beyond. Adjacent is a large family bathroom.

The third floor has two further double bedrooms again with superb views and a cloakroom with potential to create a shower room.

Note: The property has been partially re-wired, new roof, some windows replaced, and the external front and rear has been e-painted

Outside

There is a secluded 60ft rear garden with mature shrubs and trees to include Apple, Pear and Wisteria. A lawn area and flagstone terrace offer al fresco dining. A gate leads to a private lane where an allocated off street parking space can be found.

To the front there is a large south facing flagstone terrace enjoying views over the communal gardens and Ashton Court.

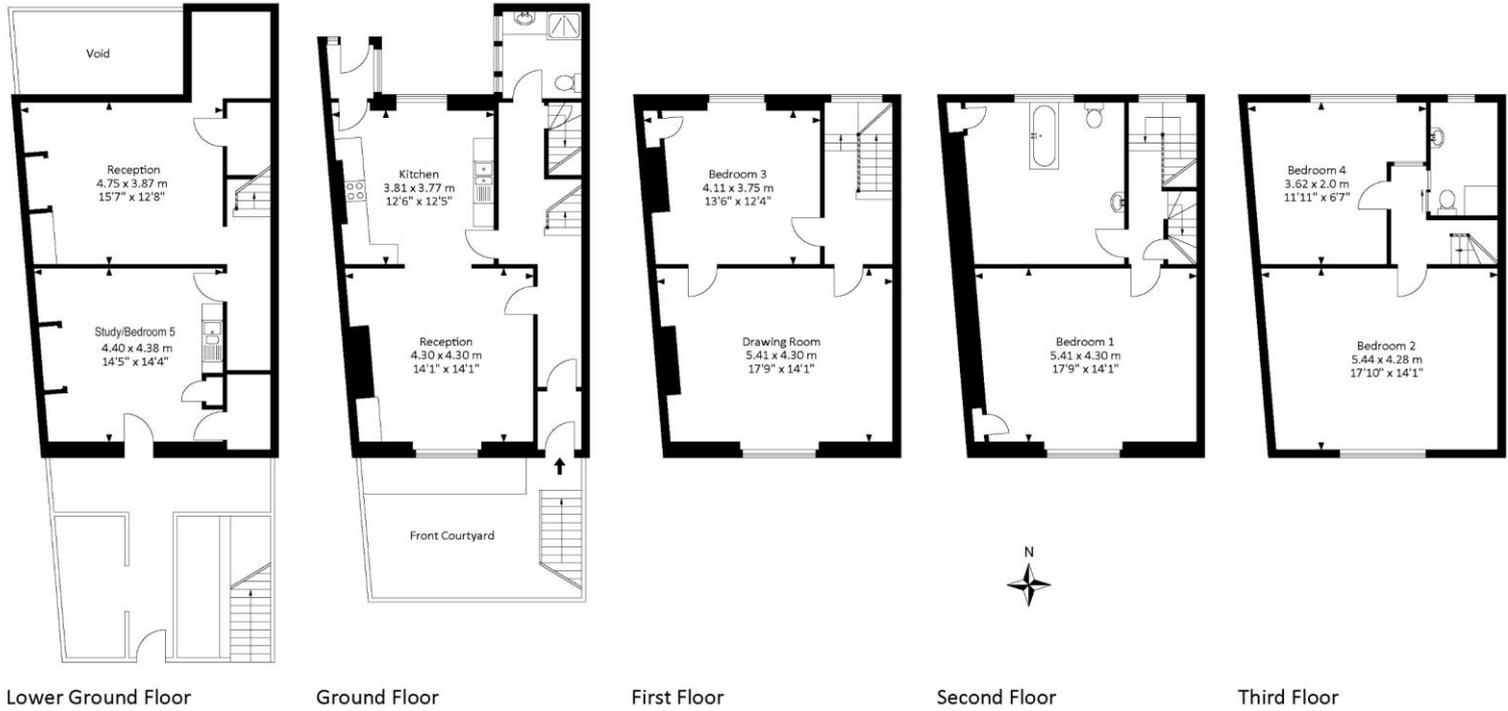
Viewing Strictly by Appointment

with

Louise Light Property

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10 Freeland Place, BRISTOL, BS8 4NP
 Approx. Area 2507.20 Sq.Ft - 232.90 Sq.M



For illustrative purposes only. Not to scale.
 Whilst 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 measurement.
 Floor plan produced by Westcountry EPC.



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