



SARAH CLARK
PROPERTY CONSULTANTS

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IVYWELL ROAD, BRISTOL, BS9 1NX

A stunning two-bedroom period property enjoying exceptional views across The Downs, beautifully combining elegant period character with stylish contemporary living.

From the moment you enter, the generous proportions and thoughtful presentation are immediately apparent. The accommodation has been sympathetically decorated throughout, retaining the charm and character of the original property while creating a sophisticated and comfortable home.

The impressive semi-open-plan living space is undoubtedly the heart of the property. A stylish kitchen with a range of fitted cabinetry and space for freestanding appliances opens into a large dining area, which in turn leads through to the superb sitting room. Here, floor-to-ceiling windows flood the room with natural light and perfectly frame the far-reaching views across The Downs, creating a wonderful backdrop to everyday living and entertaining.

There are two particularly generous double bedrooms, both offering excellent proportions and flexibility for furnishings. The beautifully appointed bathroom continues the elegant style of the property and features a luxurious four-piece suite, including a walk-in shower, freestanding roll-top bath, WC and wash hand basin.

Throughout the apartment, the décor and finishes have been carefully chosen to complement the period character of the building, creating a home that feels both timeless and effortlessly stylish.

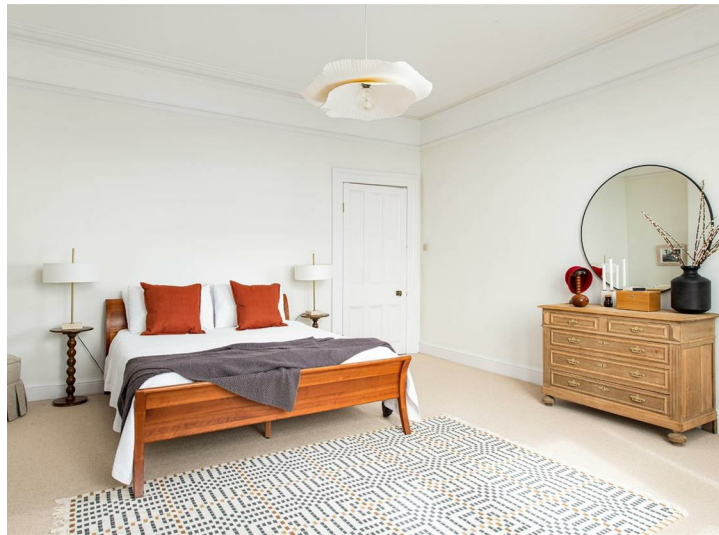
The apartment further benefits from a shared double garage to the rear, together with additional parking, a particularly valuable feature in this sought-after location.

Perfectly positioned for access to The Downs and within easy reach of the amenities, independent shops, cafés and restaurants of nearby Clifton Village and Whiteladies Road, this exceptional property offers a rare combination of space, style, views and convenience.



Features

- Stunning two-double bedroom period property
- Exceptional views overlooking the Downs
- Beautifully presented throughout with sympathetic period decor
- Spacious semi-open plan living and dining area
- Stylish kitchen with freestanding appliances
- Luxurious four-piece bathroom with roll-top bath and walk-in shower
- Shared double garage and additional parking
- Sought-after location





Entrance Hallway

Step through the ornate double wooden doors into a generous entrance hallway that immediately gives a sense of the scale and character of the apartment. With herringbone flooring, original-style features and plenty of space for coats and everyday essentials, this is a practical yet elegant arrival point. The hallway provides access to both double bedrooms, the beautifully appointed bathroom and living room, while also leading through to the impressive kitchen and dining space — making it an ideal layout for modern day-to-day living.

Kitchen/Dining Room

15'9" x 10'2" (4.81 x 3.12)

This is a room designed for living, not simply cooking. A wonderfully light triple-aspect space, three elegant sash windows draw the outside in from the front, rear and side elevations, while the generous proportions leave ample room for a large dining table — perfect for relaxed family meals, entertaining friends or lingering over Sunday lunch.

The kitchen itself has a good range of wall, base and drawer units, with wooden worktops and space for freestanding appliances including an oven, fridge/freezer, dishwasher, washing machine and dryer. A large sink sits beneath the practical tiled splashback, with an extractor hood and radiator completing the space. The herringbone flooring continues through the room, creating a lovely connection with the adjoining living area.

Sitting Room

14'1" x 22'3" (4.30 x 6.80)

A truly impressive reception room and undoubtedly one of the highlights of the apartment. Semi-open plan to the kitchen and dining space, it feels wonderfully connected while retaining its own sense of occasion.

Three enormous double-glazed windows, beautifully set within the front-facing bay, flood the room with natural light and frame breathtaking views across Durdham Downs. Whether relaxing with a morning coffee, settling down with a book or entertaining in the evening, the outlook provides a spectacular backdrop.

The room retains plenty of period character with a picture rail, moulded skirting boards and chimney recess, while there is ample space for generous sofas and occasional furniture.

Bedroom One

15'8" x 19'3" (4.80 x 5.89)

A wonderfully spacious principal bedroom with a lovely sense of calm and privacy. Three substantial sash windows overlook the leafy rear aspect towards Rockleaze Road, filling the room with natural light and creating a peaceful outlook to wake up to.

The generous proportions offer plenty of flexibility for a king-size bed, wardrobes, dressing area or even a desk, depending on how you choose to use the space. Period detailing including a picture rail, cast iron column radiator and chimney recess adds character and warmth, creating a bedroom that feels both elegant and wonderfully homely.

Bedroom Two

15'8" x 17'7" (4.80 x 5.37)

Another exceptionally generous double bedroom, with three large double-glazed windows to the front filling the room with natural light and offering wonderful views across Circular Road and The Downs, with Leigh Woods visible beyond. The outlook gives this room a lovely sense of space and makes it a particularly enjoyable place to start and end the day.

There is plenty of room for a substantial double or king-size bed, wardrobes and additional furniture, making this a genuinely versatile second bedroom that could equally work as a comfortable guest room, home office or dressing room. Period features including a picture rail, moulded skirting boards and chimney recess add character, complemented by a radiator.

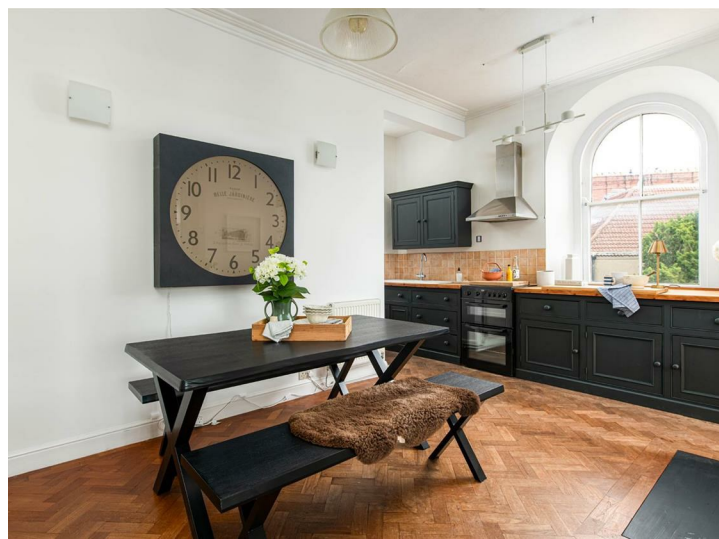
Bathroom

A stylish and well-appointed bathroom, accessed directly from the entrance hallway and finished with contemporary tiled flooring. The generous layout incorporates a full-size bath alongside a separate corner shower cubicle with glazed surround, providing the best of both worlds — perfect for a quick morning shower or a more leisurely soak at the end of the day.

A floor-standing wash hand basin with chrome fittings, low-level WC, chrome heated towel rail and useful shelving complete the room, with an extractor fan and shaving point adding practicality.

Outside

A particularly valuable benefit in this sought-after location is the shared double garage to the rear of the property, together with additional parking and an additional storage room.

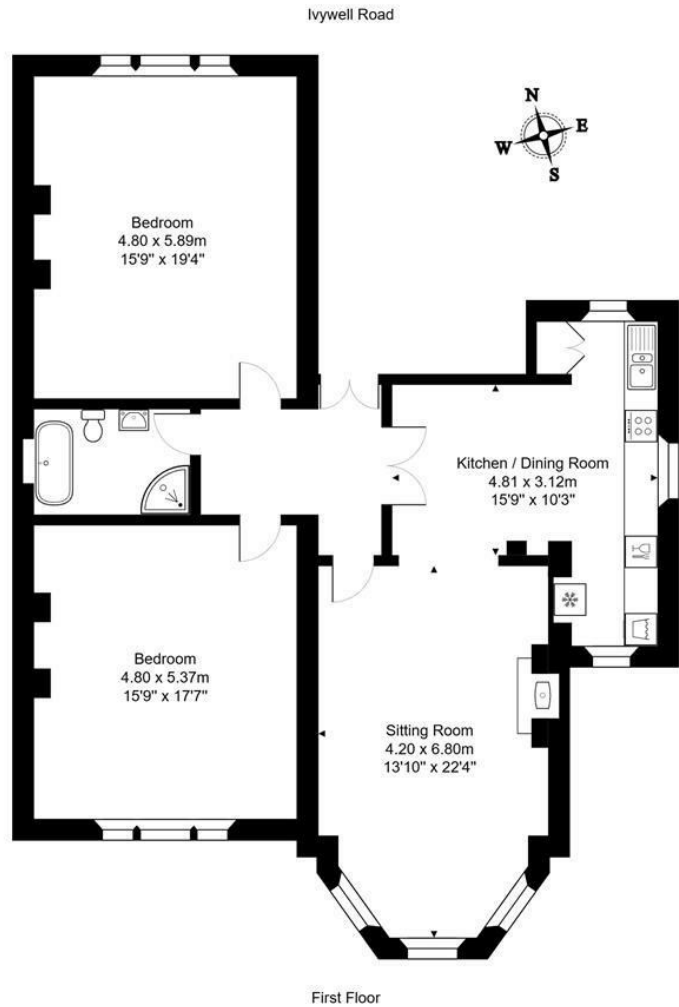


TENURE
LEASEHOLD

SERVICES
Mains

LOCAL AUTHORITY

Bristol City Council
Lease - 943 Remaining
Annual Ground Rent = £15.75
Annual Service Charge = £3180



Total Area: 120.4 m² ... 1296 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(69-81) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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