



**13 MANILLA ROAD**  
Clifton, Bristol BS8 4EB

 **RUPERT  
OLIVER**  
property agents



# 13 Manilla Road

Clifton, Bristol BS8 4EB

A fabulous end of terrace 6-bedroom Clifton townhouse with private off-street parking, walled rear garden (with side access) and extensive basement storage below.

\* STUNNING 6-BEDROOM PERIOD TOWNHOUSE OF CIRCA 2650SQ. FT \* SOUGHT-AFTER CORNER PLOT WITH SIDE ACCESS TO GARDEN FROM GRANGE ROAD \* OFF-STREET PARKING \* SUPERB OPEN PLAN KITCHEN, FAMILY AND DINING ROOM \* SEPARATE SITTING ROOM \* CLOAKROOM AND UTILITY ROOM \* SIX DOUBLE BEDROOMS AND TWO BATH / SHOWER ROOMS \* EXTENSIVE BASEMENT STORAGE \* EPC: D

## Situation

Manilla Road is a highly desirable residential road in the heart of Clifton village; with Christchurch Green and Clifton village to the west and Whiteladies Road to the east.

Clifton village is literally "on the doorstep" and is well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the south is The Triangle, with a Waitrose express and access to Park Street with further well-known national and independent shops, bars and restaurants.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5.8 miles away, with the M32 2.3 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.8 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.7 miles to the south.

Nearby schooling is excellent; with Christchurch C of E Primary School 0.1 miles away and independent secondary schools including Clifton College, Clifton High School, BGS and QEH all within a mile.

## For Sale Freehold

Over the past few years, the owners have dramatically improved the layout of No. 13, reconfiguring the hall floor to create a stunning open plan kitchen, dining and sitting room to the rear, flooded with natural light and looking out onto the rear garden.

They have also cleverly created a separate utility & boot room; along with a separate cloakroom and w.c.







In addition to improving the boiler and heating system they have also replaced the roof and installed bespoke cabinetry.

Accessed from the front via a pretty paved driveway with off-street parking, the original wooden front door gives access to an entrance porch, with a part-glazed door opening into the welcoming entrance hall with a stripped oak floor.

Flooded with natural light, this gives access to a boot room and utility, with a cupboard housing stacked space for a washing machine and dryer, as well as cupboards for the family's coats, boots and shoes, and a side door leading into a separate w.c and cloakroom.

On the opposite side is an elegant sitting room with a herringbone parquet engineered oak wooden floor, flooded with light from the south facing bay window, with working sash windows and New England shutters. A feature fire surround with an electric cast iron stove creates a focal point whilst providing additional warmth in the winter, and the high ceiling retains original plasterwork.

To the rear, the house has been sensitively opened up to create a truly versatile family space; with a second reception room enjoying views out over the garden, a feature wood-burning stove and bespoke cabinets to the alcoves. The space opens up to the recently fitted kitchen; with its clean handleless finish and expanse of quartz work tops and sociable peninsular island with a recessed induction hob.

In addition there are two wall-mounted electric ovens, a microwave combi oven and an integrated dishwasher, with space for an American style fridge & freezer.

This space opens up into a fabulous dining room, with a glazed pitched ceiling and dual aspect of sliding glass doors; one opening up to Juliet balcony and the other leading into the garden below.

Upstairs, over the top two floors, lie 6 double bedrooms – three on each floor with each floor served by a well-appointed family bathroom; both fitted with a bath and separate shower.

This versatile configuration present numerous options for families of all ages and size, as well as space for a home office, or two, along with a dressing room if required.

Accessed from the garden is an exceptionally convenient basement; divided into several "rooms" and providing secure, well ventilated storage, workshop space and, subject to ant necessary consent, further accommodation if required.





## Outside

To the rear of the house is a charming walled rear garden, fully enclosed and accessed from the house via the kitchen & dining room as well as from Grange Road via a pedestrian gate. This gated access is hugely convenient; bringing bikes, prams, children and pets in as well as for accessing the basement storage.

The garden itself catches much of the day's sun and has been professionally landscaped to provide an expanse of paved dining terrace which catches the afternoon and evening sun; a perfect BBQ and dining spot, as well as a decent area of artificial lawn for children to play on.

To the front, the paved off-street parking space gives plenty room for a large family car to park "off-street" (two smaller cars can equally fit) with the ability to block this in with another. Owners are also eligible for a Clifton Village Residents Parking Permit (for an annual fee) and further visitor permits are issued annually.

## Services

Gas central heating. Mains water, electricity and drains.  
Broadband and telephone subject to contract with supplier.

## Local Authority

Bristol City Council: Tel: 0117 922 2000

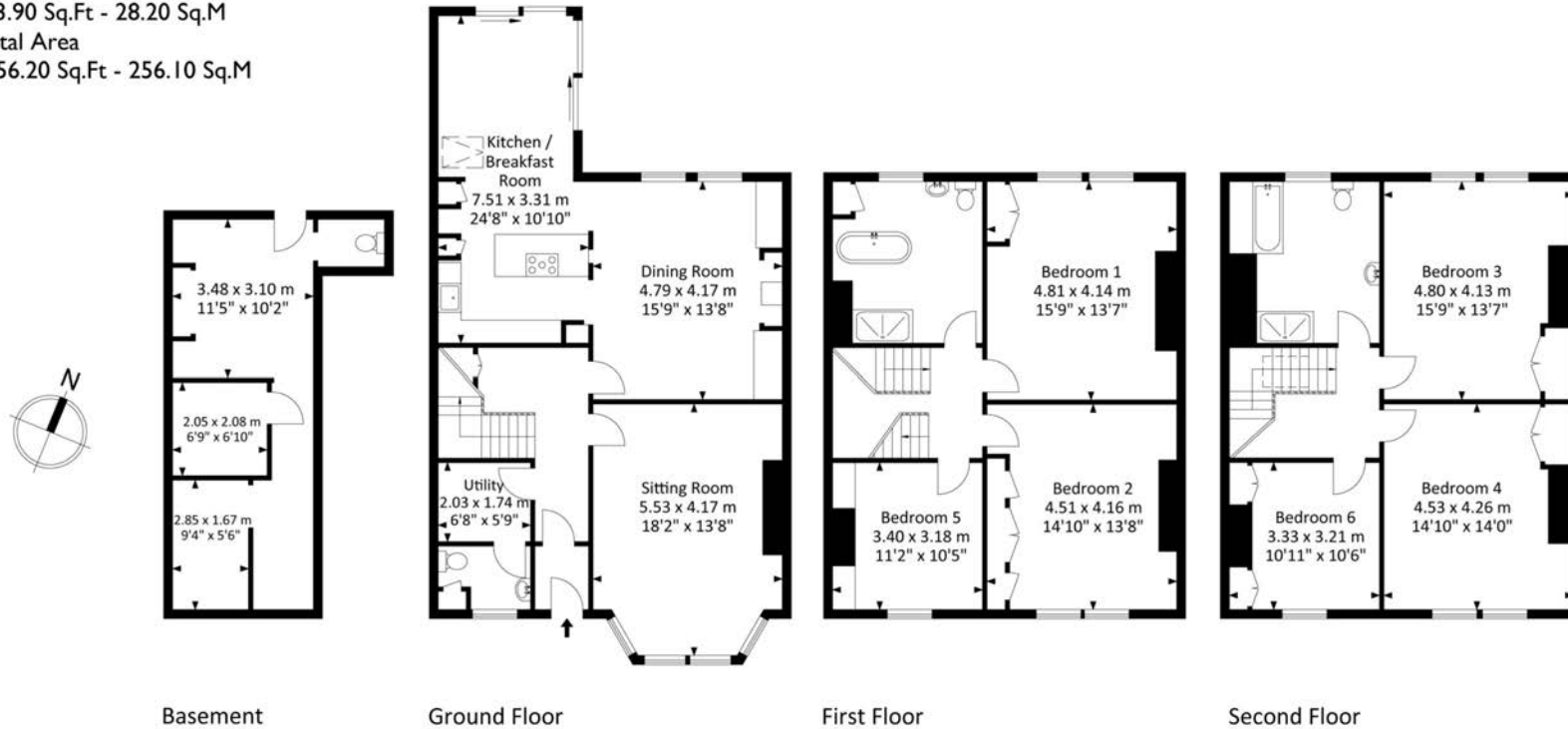
Council Tax: Band G

Directions: Postcode: BS8 4EB



# Manilla Road, Clifton, Bristol BS8 4EB

Approx. Gross Internal Area  
2452.30 Sq.Ft - 227.90 Sq.M  
Basement Area  
303.90 Sq.Ft - 28.20 Sq.M  
Total Area  
2756.20 Sq.Ft - 256.10 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.



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