



cj HOLE
est. 1867

44c Granby Court

Clifton, BS8

£600,000

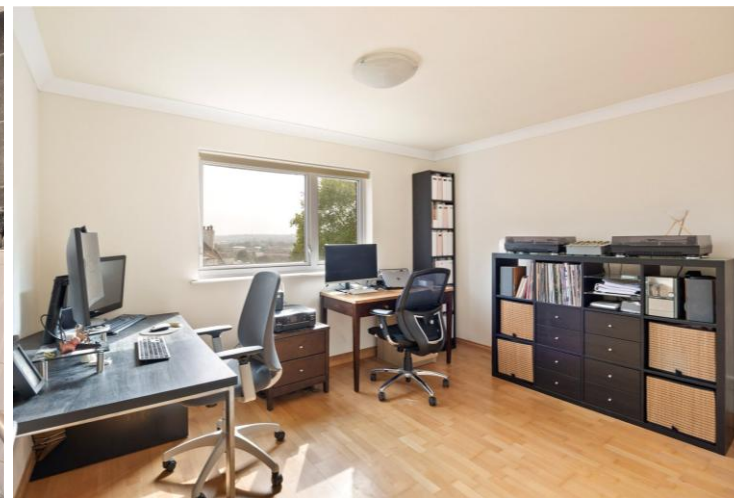
GUIDE PRICE



An incredibly rare and spacious, four-bedroom, purpose-built maisonette with two superb roof terraces, stunning city views and rare off-street parking, situated on the edge of Clifton Village.

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Four Bedrooms
 Large Reception /
 Eat-In Kitchen
 Two Roof Terraces
 with Views
 Two Stylish
 Bathrooms
 Rare Off-Street
 Parking
 No Onward Chain



PROPERTY DESCRIPTION

Situated in the highly sought-after Granby Hill, this beautifully presented four bedroom split-level maisonette extends in excess of 1300 sq ft and offers an exceptional combination of generous living space, superb outdoor areas and a wonderfully convenient Clifton location.

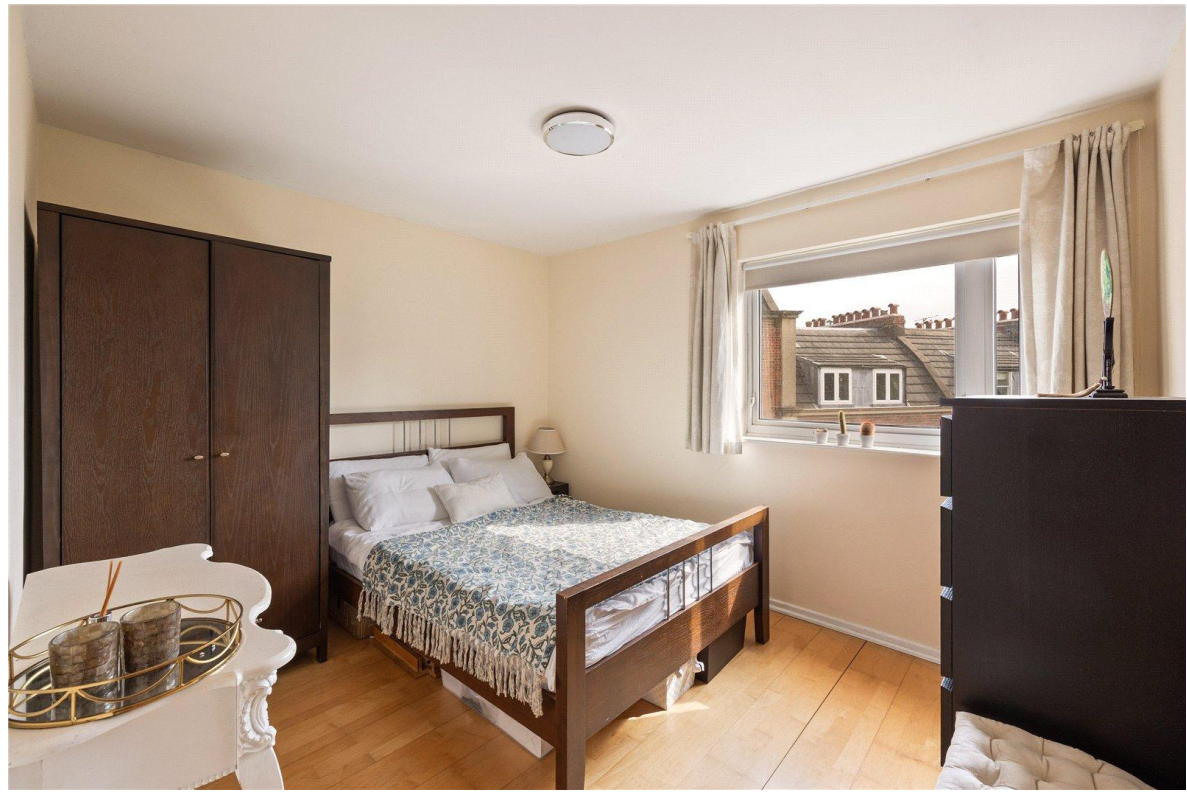
From the moment you enter, the property has an impressive sense of space and light, with well-proportioned accommodation arranged over two levels. The large reception room provides a fantastic central space for both relaxing and entertaining, with plenty of room for comfortable seating and dining. The overall presentation is excellent, creating a home that is ready to move straight into.

One of the property's most compelling features is its two fantastic roof terraces, providing an increasingly rare luxury in such a central Bristol location. Offering elevated city views from East to West including Dundry hill, they create wonderful spaces for morning coffee, evening drinks, outdoor dining or simply enjoying the changing skyline. The combination of substantial internal accommodation and private outside space makes this a particularly versatile home. There is also the considerable benefit of off-street allocated parking, a genuinely valuable and relatively rare feature in this part of Clifton.

Granby Hill is one of Clifton's most desirable residential addresses, ideally positioned between the character and amenities of Clifton Village and the vibrant Bristol Harbourside. The area is particularly appealing for those wanting the atmosphere and architectural character of Clifton while remaining within easy reach of the city centre.

Clifton Village is renowned for its independent boutiques, cafés, restaurants and bars, with the attractive Georgian and Regency streets providing a distinctive village atmosphere. The Clifton Arcade and surrounding streets offer an eclectic mix of independent shops and places to eat, while the nearby Clifton Suspension Bridge and surrounding green spaces provide some of Bristol's best-known landmarks and recreational opportunities.

For those who enjoy city living, the Harbourside is also close by, offering an excellent choice of restaurants, bars, cultural attractions and waterside walks. The location therefore provides a particularly attractive balance of village charm, open space and easy access to the centre of Bristol.





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EXCELLENCE



TENURE: Share of Freehold COUNCIL TAX: D | EPC: C

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Granby Hill, Clifton, Bristol, BS8 4LS
Approximate Gross Internal Area (excluding balconies) 122.8 sq m / 1322 sq ft
Total Area 156.2 sq m / 1682 sq ft



Second Floor



Third Floor