

# THE MODERN HOUSE



*Clifton, Bristol*  
*Sold*

## Richmond Terrace

This wonderfully bright two-bedroom apartment lies on the first floor of a handsome Grade II-listed Georgian townhouse on Richmond Terrace in Bristol. It has recently been renovated with exceptional attention to detail by the current architect owners and comes with the use of private communal gardens, carefully planted with fruit trees, vegetables and herbaceous plants. Occupying a sought-after location in the heart of Clifton Village, the home is close to an excellent selection of independent cafes, shops and restaurants, and within walking distance of the city centre. The green expanse of the Clifton Downs is within easy reach and there are plenty of beautiful squares and parks nearby.

### *The Tour*

Richmond Terrace is an outward-facing square in Clifton's conservation area, where the townhouses occupy an elevated position from street level to form three sides of the square, with the fourth side formed by a stone wall. The apartment is positioned on the first floor of a handsome Grade-II listed townhouse, accessed via a well-maintained communal entrance and stairwell.

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*South-West England  
Sold*

## Richmond Terrace

The primary living space is arranged in an open-plan, lateral layout at the front of the house, which allows for great flexibility of use. A trio of large sash windows with original shutters frame verdant views across the treetops, with the southerly aspect inviting an excellent quality of natural light to flood in throughout the day. High ceilings create a palpable sense of volume and oak parquet flooring runs underfoot. A thoughtfully designed modern kitchen is positioned to one side of the room, with a dining and living area opposite.

The arterial corridor has tiled flooring and leads through to the two bedrooms on the northerly side of the house. Both sleeping areas have views of the gardens and a good provision of storage and wardrobe space. A contemporary bathroom and shower room connects the two rooms, making excellent use of space.

### *Outdoor Space*

The private communal garden is enclosed on three sides behind the individual walled rear gardens of Richmond Terrace, with access via doorways in the rear garden walls. It is beautifully maintained, with open grassed areas, trees, shrubs, a pond and areas for wildlife.

### *The Area*

Clifton Village is a highly sought-after area of Bristol, characterised by elegant Georgian, Regency and Victorian villas, arranged in stately crescents, squares, and deep stone terraces. Bordered by the River Avon, Clifton has the distinct advantage of being close to both the centre and the perimeter of Bristol. Clifton's iconic suspension bridge, a short walk away, leads to the wide green spaces of Ashton Court and Leigh Woods. A short walk downhill brings you to the highlights of the harbourside.

The independent food scene across the city has grown exponentially in recent years, with a diverse selection of restaurants cropping up in the centre and various neighbourhoods. Clifton Village has an excellent selection of independent cafes and restaurants, including Tradewind Espresso, Bosco Pizzeria, Spicer + Cole and Pasta Loco on nearby Cotham Hill. The Michelin-starred Casamia and sister restaurant Paco Tapas, both founded by the Sánchez-Iglesias brothers, are notable highlights, as well as Wilsons in Redland.

Well-served for cultural activities and annual festivals, the city has a thriving art and music scene; Arnolfini and Spike Island lead a well-regarded annual programme of contemporary exhibitions and performances. The Watershed, a much-loved institution located along the harbourside, hosts talks and events alongside a programme of independent film screenings.

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The inter-city railway provides an easy link to Bristol Temple Meads from Redland station, although Temple Meads is also reachable on foot in around 35 minutes or 10 minutes by bicycle. Connections to London from Temple Meads are excellent, with direct services to Paddington in approximately one hour and 34 minutes. Bath Spa is an 11-minute journey by train and there is easy access to the surrounding countryside and the Devon and Dorset coastlines. Bristol International Airport is reachable by car or bus in around 30 minutes.

Tenure: Share of Freehold Lease: approx. 99 years remaining  
Service charge: approx. £1,500 per annum  
Ground rent: approx. £25.00 per annum



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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.