



12a Kingsdown Parade, Bristol

Guide Price £1,350,000

elephant 

12a Kingsdown Parade

Bristol

- Grade II listed Georgian home in the heart of Kingsdown
- Carefully renovated throughout with preserved period detailing
- Four double bedrooms arranged over four floors
- Two elegant reception rooms with fireplaces and sash windows
- Rear reception room with log burner and balcony overlooking the garden
- Kitchen/dining room with direct garden access
- Southerly facing, 85ft, beautifully landscaped rear garden
- Convenient for the city centre, BRI, University of Bristol and local cafés
- Far reaching city views from every floor
- 3638 sq ft

Set within one of Kingsdown's historic Georgian terraces, this Grade II home has been carefully and extensively renovated to an exceptional standard, balancing period character with a thoughtful approach to modern living. The freehold property occupies four storeys of a five storey building, with the flat above accessed from a separate entrance and stairwell in the house next door. Dating back to the late 18th century, the house forms part of Bristol's first planned suburb, an area known for its architectural heritage, elevated position and proximity to the city centre. Kingsdown was recently named one of the UK's best places to live by The Sunday Times in 2026, reflecting both the character



of the neighbourhood and its enduring appeal. Period detailing has been sensitively preserved throughout the home, which is immediately apparent on entering. Half-height panelling lines the hallway beneath intricate cornicing, while stripped wooden floorboards extend through the home, creating a sense of continuity and warmth.

At the front of the property, the reception room is arranged around a period fireplace and framed by a large sash window which brings in natural light. Panelling and cornice details continue here, reinforcing the calm and cohesive feel of the interiors.

To the rear, a second reception room provides a particularly generous and bright living space. A cast iron log burner sits within the fireplace, while French doors, flanked by full-height sash windows, open onto a balcony wrapping around the rear bay. Cast iron detailing and a canopy above give the space a refined feel, overlooking the garden and with extensive view across the city, which continue throughout the home. Cast iron radiators have been fitted throughout the house, complementing the property's period character.

The kitchen/dining room occupies the lower ground floor and forms a natural centre to the home. Shaker-style cabinetry is paired with dark worktops, while a central island combines copper and wooden surfaces, adding warmth and texture. South-facing sash windows and central French doors draw light into the dining area and create a strong connection to the garden. Marble chequerboard tiling defines the kitchen space, with stripped floorboards continuing through the dining area. Fitted cabinetry along one wall provides extensive storage, while a large utility room with flagstone flooring, additional storage areas and a separate w/c complete this level. Stairs continue down to a useful cellar space.

The first floor accommodates two bedrooms. To the front, a comfortable double bedroom includes stripped wooden



flooring, a fireplace and a large sash window. The rear bedroom is particularly impressive in scale, centred around a period fireplace and benefiting from a south-facing bay window that fills the room with natural light and offers impressive citywide views. The bathroom on this floor is finished with wall panelling and includes a freestanding roll-top bath positioned in front of a sash window.

On the top floor, a large skylight above the stairwell draws light through the centre of the home. Double doors open into another substantial bedroom, complete with fitted wardrobes and a period fireplace. Here, the theme of excellent views continues, with the elevated position providing incredible far reaching views across the city through the three large sash windows. Across the landing sits a further double bedroom, alongside a shower room finished with marble wall detailing and a walk-in shower.

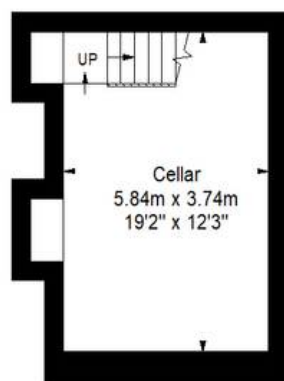
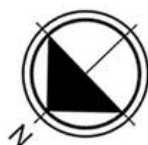
Externally, the landscaped rear garden has been thoughtfully arranged into distinct sections, creating a strong sense of privacy throughout. A patio sits directly outside the kitchen, providing space for outdoor dining, with stone steps leading down to a generous lawn bordered by established hedging. At the far end of the garden, a courtyard-style seating area is framed by mature planting, including palm trees and a water feature, creating a more secluded space to sit and unwind.

The house is well positioned for access to the city centre, the BRI and the University of Bristol, while nearby independent cafés, shops and restaurants contribute to the neighbourhood's strong sense of community and day-to-day convenience.

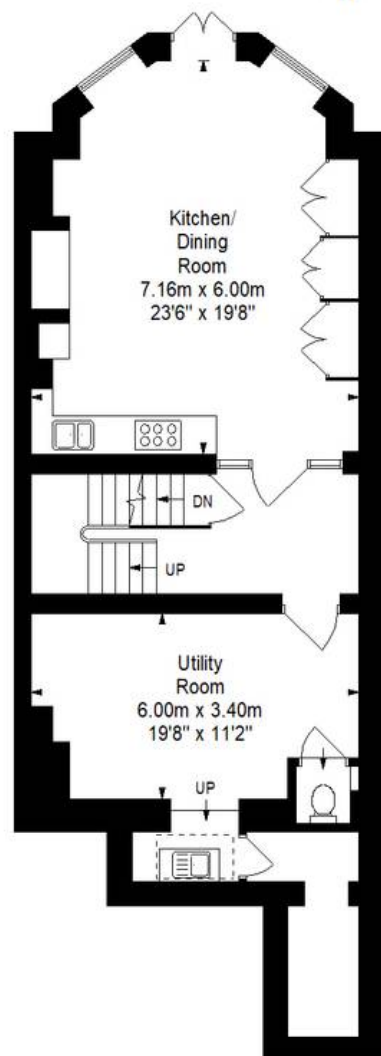


Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

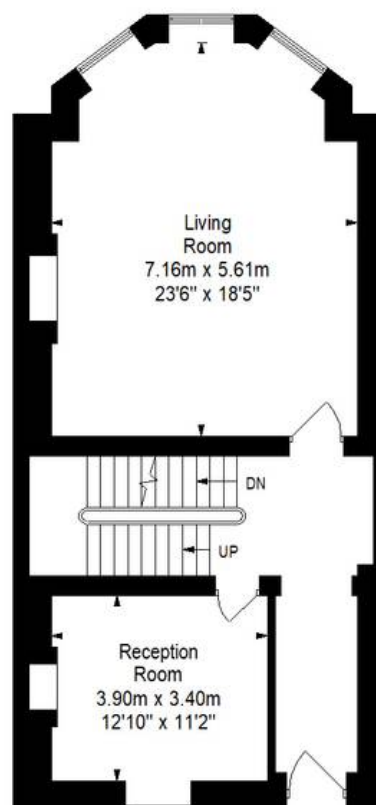
Approximate Gross Internal Area = 338.0 sq m/ 3638.3 sq ft



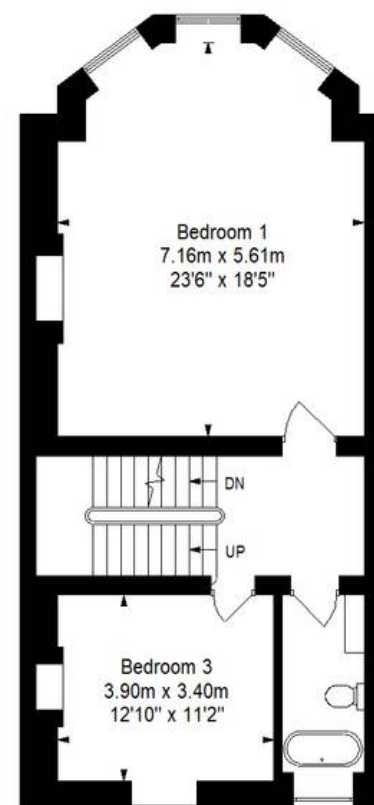
Cellar



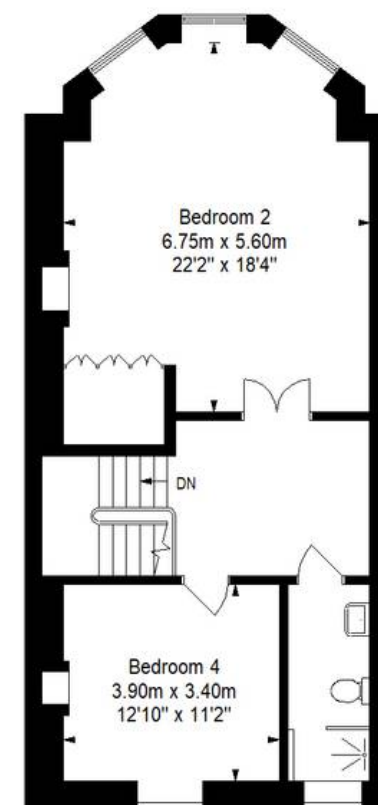
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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