



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.

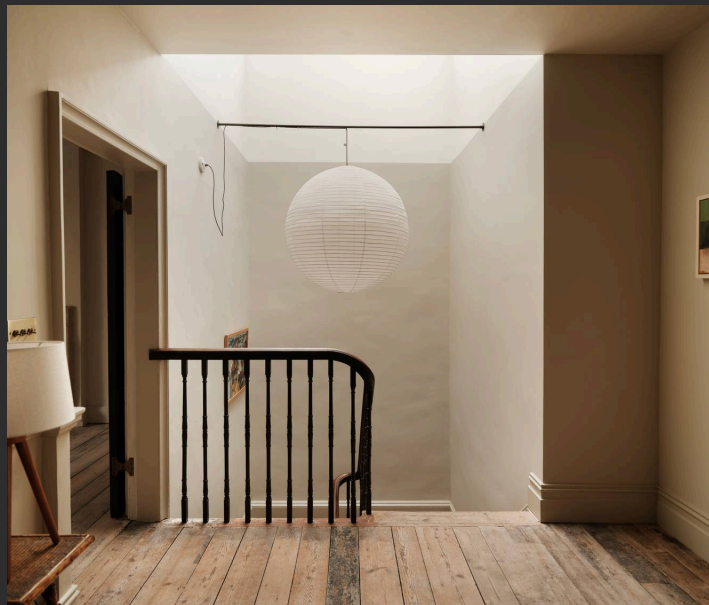
Period detailing has been sensitively preserved throughout the home, which is immediately



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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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