



Wellington Terrace, Clifton, Bristol BS8
£650,000

Fantastic alternative to a flat! | Freehold

Small houses like this one rarely come up for sale in Clifton. Georgian mansions and flat conversions are common but if you're looking for two bedrooms, consider the benefits of owning a house instead of a flat. Be the master of your own realm and freehold, no expensive management fees or service charges and no communal spaces or neighbours above or below to worry about. Here is your chance to live in highly fashionable Clifton, not far from the Village with all its shops, boutiques, cafes and bars, just down the road from the iconic Suspension Bridge and Rocks Railway, and with your own front door!

There are houses that have an interesting tale to tell, and this adorable Grade 2 Listed terrace is most definitely in that category! Built, we think, in about 1790, the property, with its charming curved frontage, served as a tea shop for several decades before it was converted into the lovely house it is today some time in the 1950s or 1960s. It was during its tea shop era, in the early 1920s, when it was frequented by an author (who was creating stories inspired by his son Christopher's teddy bear) and a well-known cartoonist and artist. It is believed that it was during one of these visits to the tea shop that the first sketched ideas of a "silly old bear" were drawn and discussed by A A Milne (author) and E H Shepard (illustrator), and Winnie The Pooh was born! Later on, probably in the 1930s, Ernest Shepard created an oil painting of Winnie (the only one he ever painted) and donated it to the tea shop, where it was on proud display for many years ... meaning this property became known locally as "Pooh Corner"! Sadly, the painting was sold around 25 years ago and is now in a museum in Winnipeg, Canada. Nowadays, the house offers charm and character in abundance over four floors, with two bedrooms, two large reception rooms and a kitchen in the road-level "lower" ground floor.

Council Tax Band: Band D (£2460.32 per annum 2024/25)

Tenure: Freehold

LOWER GROUND FLOOR:

Kitchen

Half-glazed stable door and side window from front, in cute arched entrance with shelves and storage space; tiled floor continues into kitchen area; lovely shaker-style solid wood floor and wall units, in powder blue, with wooden handles and wooden worktops; inset 1½-bowl single-drainer white enamel sink with mixer tap; gas and electric cooker pts; doorway into arched recess with frosted window to front, tiled floor and plumbing for washing machine; recess for fridge/freezer; double radiator; door into built-in store room, known by the current owners as the "grotto", with stone walls, concrete floor, light and power and storage space; doorway and 2 steps up into...

Boiler Room

w: 9' 9" x l: 10' 7" (w: 2.97m x l: 3.23m)

Worcester Highflow 400 Electronic gas-fired boiler; tiled floor, stone walls and oodles of storage space.

Half Landing

2 tiled steps up from Kitchen; painted wooden staircase rising to Hall Floor; built-in cupboard.

HALL FLOOR:

Lounge

w: 22' x l: 15' 2" (w: 6.71m x l: 4.62m)

Half-glazed stable door, and 2 wonderful curved windiows, to front, allowing light to flood in; lovely fireplace with wood-burning stove and tiled hearth; painted floorboards; small door to open section above Kitchen, with display area and shelf; painted wooden staircase rising to first floor; doorway and 2 steps up into...

Bedroom Two

w: 9' 1" x l: 10' 9" (w: 2.77m x l: 3.28m)

Sash window and stable door to rear; painted floorboards; vertical radiator.

FIRST FLOOR:

Living Room

w: 22' x l: 15' 2" (w: 6.71m x l: 4.62m)

2 sash windows to front; built-in overstairs storage cupboard; radiator.

Landing

w: 4' 9" x l: 10' 11" (w: 1.45m x l: 3.33m)

Staircase with timber banisters rising to second floor; painted wood floobboards;lots of understairs storage space; half-glazed door into...

Bathroom

w: 4' 3" x l: 10' 4" (w: 1.3m x l: 3.15m)

Sash window to rear; period-style white suite comprising w.c., pedestal wash basin, and double-ended panelled bath with mixer tap/shower attachment; tiled bath surround, most other walls half-tiled; painted wooden floorboards.

SECOND FLOOR:

Bedroom One

w: 9' 5" x l: 9' 7" (w: 2.87m x l: 2.92m)

Window to front with views across Bristol; skylight window to rear; partly angled ceiling with beam; shelf.

EXTERNAL:**To The Rear**

Stable door providing access to flagstone paving and steps down to former entrance into Lower Ground Floor.

LOCATION:

Pooh Corner, as it is still known, is wonderfully situated in the highly fashionable Clifton area, just down the road from Brunel's iconic Suspension Bridge, the renowned Avon Gorge Hotel, and the Clifton Rocks Railway. There is an array of shops, boutiques, cafes and bars within walking distance in Clifton Village, and Bristol City Centre is an approximate 30-minute walk away unless, of course, you are Piglet or Eeyore, in which case travelling time may be a little longer.

GENERAL:**Tenure**

Freehold.

Council Tax Band

Band D (£2460.32 per annum 2024/25).

IMPORTANT:

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INTERESTED?

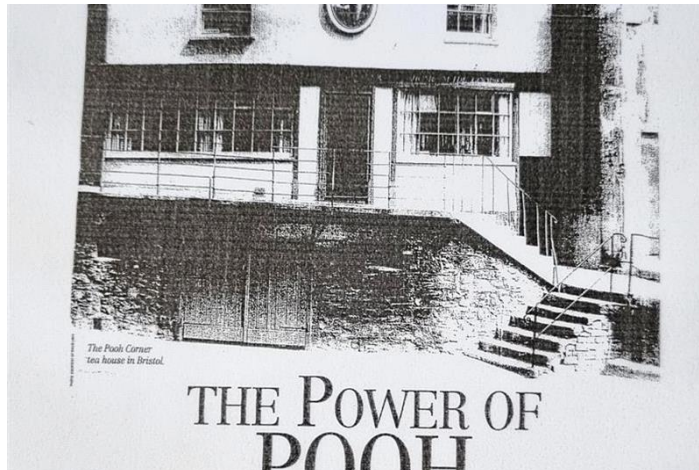
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FLOORPLAN:

A limit of space means that the floorplan in our brochure is not as clear as we would like. For a larger version, please contact us.



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weekendletters

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The real Winnie the Pooh

From Mr William Nation

Your article about the pictures of Winnie the Pooh (Weekend, December 2) prompts me to write about how the bear came to be named. My uncle Barry was married to Anne Nation, whose uncle Hamilton Gault formed the Princess Patricia's Canadian Light Infantry at the start of the First World War. The infantry came to Britain bringing their mascot, a Canadian black bear named Winnie — after Winnipeg, where the regiment was raised.

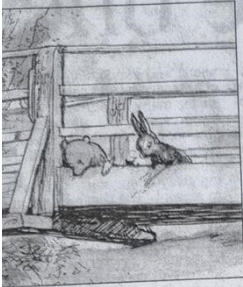
Because of quarantine regulations the bear had to be left at London Zoo where A.A. Milne saw it and, so the story goes,

used it as a model for his new book *Winnie The Pooh*. Christopher Milne, A.A.'s son, said he seemed to remember that this was how his father had named his creation. The story is also substantiated from the records at London Zoo.

Christopher Milne was, of course, Christopher Robin in the Pooh books. He was at prep school at Ashdown House with Barry and John Goddard, who was "John with the big boots".

Yours faithfully,

Grayswood,
Haslemere, Surrey

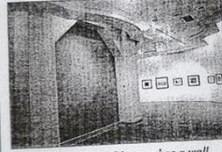


PAINTING TO BE UNVEILED AT LEGISLATION

CT Sunday at the legislature, Winnipeggers will finally get to rest their eyes on what's been longingly dubbed "the Mona Lisa of the North" — the painting officially titled "Winnie the Pooh and the Honey Pot". Artists are hoping more than 5,000 attend. Those who emptied banks to help buy the painting had special invitations to take a noon-hour unveiling ceremony.

Merchandise sale — everything from pins to T-shirts — "Celebrate the heritage of Pooh."

Londoners, whose ancestors actually rode bare-back on the tame bear admired by Christopher Robin Milne at the city zoo, argue Winnie is one of theirs. And to children all over the world, Pooh's true home can't be found in the Canadian Oxford At's. It's in a hollow tree trunk,



The Pavilion Gallery Museum has a well ready and waiting for the Winnie portrait.

People in the northwestern Ontario town of White River, where Winnipegger Lt. Harry Colebourn bought the orphaned black bear cub on his way to serve in the First World War, claim Pooh is their native son.

Londoners, whose ancestors actually rode bare-back on the tame bear admired by Christopher Robin Milne at the city zoo, argue Winnie is one of theirs. And to children all over the world, Pooh's true home can't be found in the Canadian Oxford At's. It's in a hollow tree trunk,

under the name of Sanders, in the Hundred Acre Wood, silly.

Proceeds from the sale of the merchandise, featuring the Shepard-version of Pooh, will go toward Partners in the Park programming, including free concerts at the Lyric Theatre bandshell and operating the Pavilion Gallery Museum and the Leo Mol Sculpture Garden, Ferguson said.

A "very, very" small percentage of the merchandise sales go to Disney in the form of royalties, he said.

The day after the unveiling, on June 4, the painting will move to its temporary home in the Pavilion Gallery Museum.

"We've left one wall blank and painted it green," Pam Lloyd, gallery director, said. "It's waiting for the painting to come home."

Secured gallery

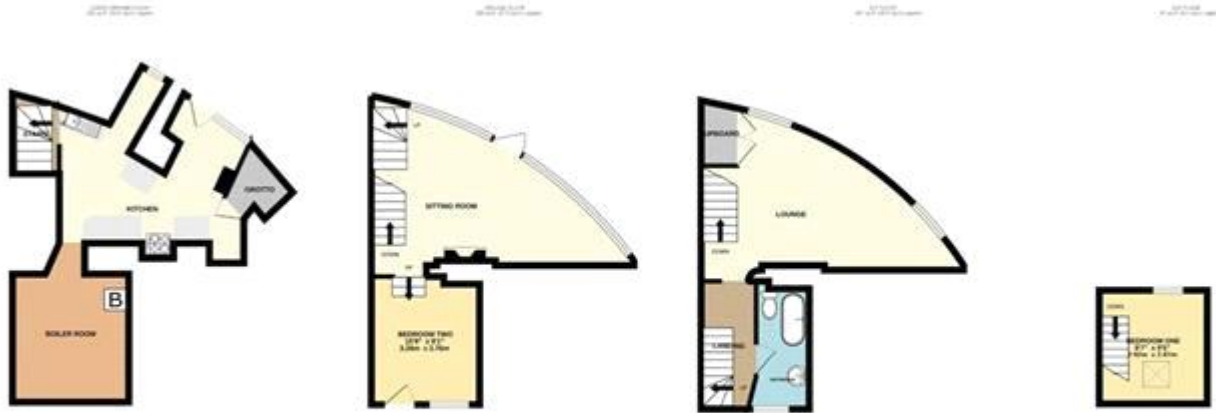
It will be on display from 5 p.m. till 9 p.m. that night, with the world expert on the art of E.H. Shepard, author Arthur Chandler, holding a book-signing and answering questions, she said.

The Pooh painting will hang in a secured gallery, but there are no plans to rope it off, Lloyd said.

"We're going to monitor it." The gallery,

which shows Eyre, Walter, hasn't she said.

"People b Lloyd, w \$45,000 in the fund-ra painting, s ing toward home for: Winnie Decembe News clip U.K., Car network: "We ce moment It's pr ment their co gallery board s The I piece, I and do Disn appre tise in or ks



TOTAL FLOOR AREA: 1190sq.ft (110.6 sq.m.) approx.

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