



15 Cotham Vale, Cotham

Guide Price Range £1,250,000 - £1,300,000

RICHARD
HARDING



15 Cotham Vale,

Cotham, Bristol, BS6 6HS

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A handsome, large and engaging 5 bedroom period home with a welcoming atmosphere, many original features and a lovely garden.

Key Features

- Impressive room proportions and an abundance of natural light add to the sense of space in this generous family home.
- Highly convenient location, on the borders of Redland and Cotham and within just a short level stroll of the superb independent restaurants of Cotham Hill, Clifton Down train station, bus connections of Whiteladies Road, as well as excellent schools including Bristol Grammar and Cotham.
- Tastefully landscaped rear garden which attracts afternoon and early evening summer sunshine.
- A beautiful period home with lovely views, a sunny garden and a central location.





GROUND FLOOR

APPROACH: via a pathway leading from pavement level across to the main front door of the property. Further gated access down steps to an independent lower ground floor entrance.

ENTRANCE VESTIBULE: high ceilings with ceiling coving, picture rail, alarm control panel, floorboards with inset floormat, part glazed door leading through into:-

ENTRANCE HALLWAY: staircase rising to first floor landing and descending to the lower ground floor. Doors leading off to drawing room and reception 2/sitting room. Door accessing ground floor bathroom/wc. High ceilings with intricate cornicing and feature ceiling archway, period style radiator, dado rail.

DRAWING ROOM: (front) (18'5" x 18'3") (5.61m x 5.56m) bay fronted drawing room with high ceilings, ceiling cornicing, exposed original floorboards, period open fireplace, wide bay to front comprising sash windows. Radiator, BT Openreach internet point.

RECEPTION 2/SITTING ROOM: (16'3" x 15'0") (4.96m x 4.56m) high ceilings with ceiling cornicing, three sash windows to rear, radiator.

BATHROOM/WC: at the bottom of the hallway there is a door accessing a ground floor bathroom/wc with panelled bath, low level wc, stone bowl style sink with storage cabinet beneath, sash window to rear, radiator.

FIRST FLOOR

LANDING: high ceilings with ornate cornicing. Doors leading off to bedroom 1, bedroom 2, bedroom 5 (currently used as a dressing room), airing cupboard and shower room/wc (off lower mezzanine landing). Staircase rises to top floor landing with understairs storage cupboard.

BEDROOM 1: (front) (18'4" x 15'6") (5.58m x 4.73m) an impressive principal double bedroom with high ceilings, ceiling cornicing, feature arched sash windows to front, radiator. Door accessing wardrobe with built-in hanging rail.

BEDROOM 2: (rear) (15'0" x 10'3") (4.56m x 3.12m) high ceilings with ceiling cornicing, two sash windows to rear offering a wonderful cityscape view over rooftops of Redland. Built-in bookcasing to chimney alcove, door accessing a wardrobe/storage cupboard.

BEDROOM 5: (front) (14'8" x 7'9") (4.48m x 2.36m) currently used as a walk-in dressing room but would make an excellent child's bedroom or home office; high ceilings, radiator, painted floorboards, feature arched sash window to front.

SHOWER ROOM/WC: (off mezzanine half landing) a classic white suite with walk-in shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, tiled walls, marble tiled floor with underfloor heating, heated towel rail/radiator, extractor fan, two sash windows to rear.

SECOND FLOOR

LANDING: a central landing with Velux skylight window over providing plenty of natural light through the landing and stairwell. Doors lead off to bedroom 3, bedroom 4 and a wc.

BEDROOM 3: (front) (15'3" x 14'8" inclusive of en-suite shower room) (4.66m x 4.48m) a double bedroom with ceiling coving, picture rail, sash window to front, radiator, an attractive period fireplace, door accessing:-

En-Suite Shower Room: shower enclosure with electric Mira shower, wash hand basin.

BEDROOM 4: (rear) (15'2" x 9'7") (4.62m x 2.92m) a double bedroom with two sash windows to rear offering breathtaking views over the rooftops of Redland, period fireplace, radiator.

SEPARATE WC: low level wc, small wash basin, low level part glazed door providing access out onto a side roof section.

LOWER GROUND FLOOR

LANDING: a spacious landing with doors off to kitchen/dining room and reception 3/garden sitting room, as well as further doors off to a large airing cupboard housing the high pressure hot water cylinder, utility cupboard with built-in shelving and space for appliances, understairs store and lower ground floor wc.



KITCHEN/DINING ROOM: (front) (18'3" max into bay x 23'7" across max into kitchen area) (5.56m x 7.19m) a sociable kitchen/dining space with Amtico flooring, described separately as follows:-

Dining Room: (18'3" x 14'10") (5.56m x 4.53m) a good sized bay fronted dining room with sash windows to front, ample space for dining and seating furniture, radiator, door accessing walk-in pantry. Wall opening connecting through to:-

Kitchen: (9'9" x 7'7") (2.96m x 2.30m) a range of hand-built kitchen units with granite worktops over and inset double Belfast style sink. The kitchen leads through to a front lobby, where the independent access from the lower ground floor front courtyard enters the property. Further door accesses cold store/cellar, which houses shelving, the fuse box and meters for gas and electricity.

RECEPTION 3/GARDEN SITTING ROOM: (14'11" x 12'4") (4.55m x 3.77m) currently set up as a home office; a good sized reception room to the rear of the building blessed with plenty of natural light provided by the large sash windows to rear overlooking the rear garden. Amtico flooring, radiator.

CLOAKROOM/WC: low level wc, modern (2023) Worcester gas central heating boiler, corner sink, plumbing for washing machine.

OUTSIDE

REAR GARDEN: (37ft x 24ft) (11.28m x 7.32m) a tastefully landscaped rear garden with raised sun terrace closest to the property with a north westerly aspect attracting much of the afternoon/early evening summer sunshine, steps down from this terrace into a sunken garden with central raised square stone bed, further paved seating area, attractive stone boundary walls and raised border containing shrubs.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 75 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Cotham Vale, Cotham, Bristol, BS6 6HS

Approximate Gross Internal Area = 272.6 sq m / 2934 sq ft

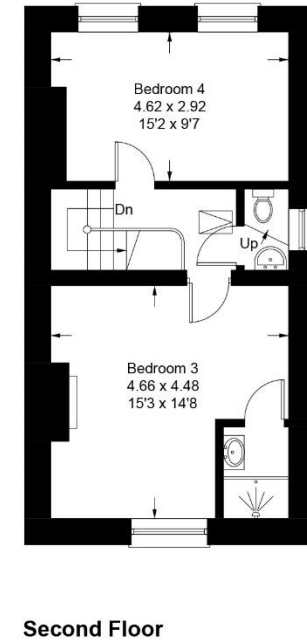
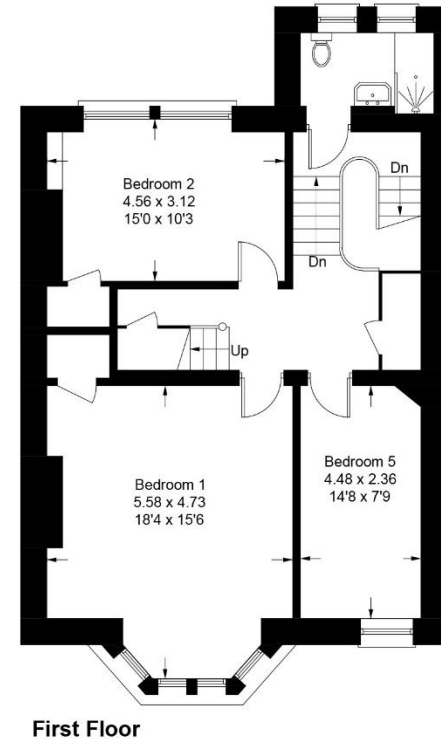
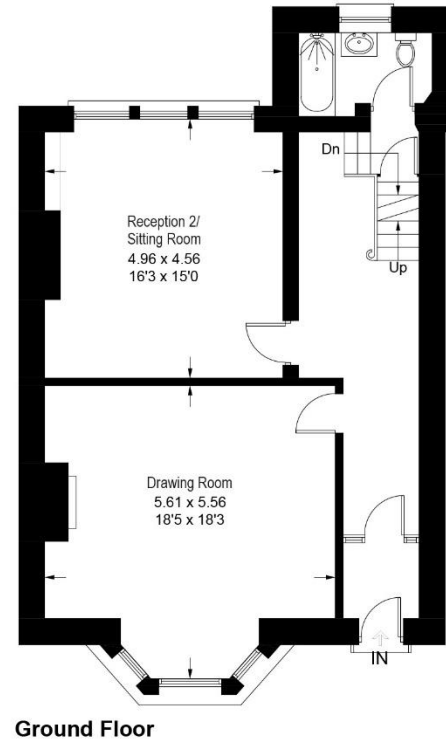
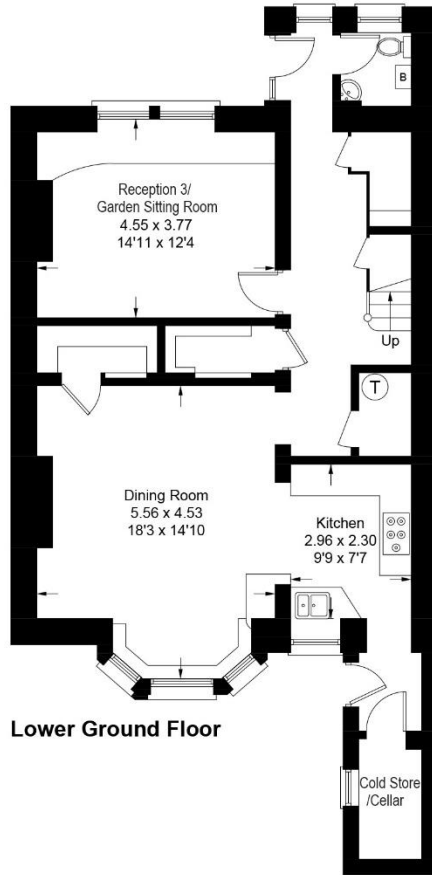


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