



17 Arley Hill, Cotham  
Guide Price £1,100,000

RICHARD  
HARDING





# 17 Arley Hill,

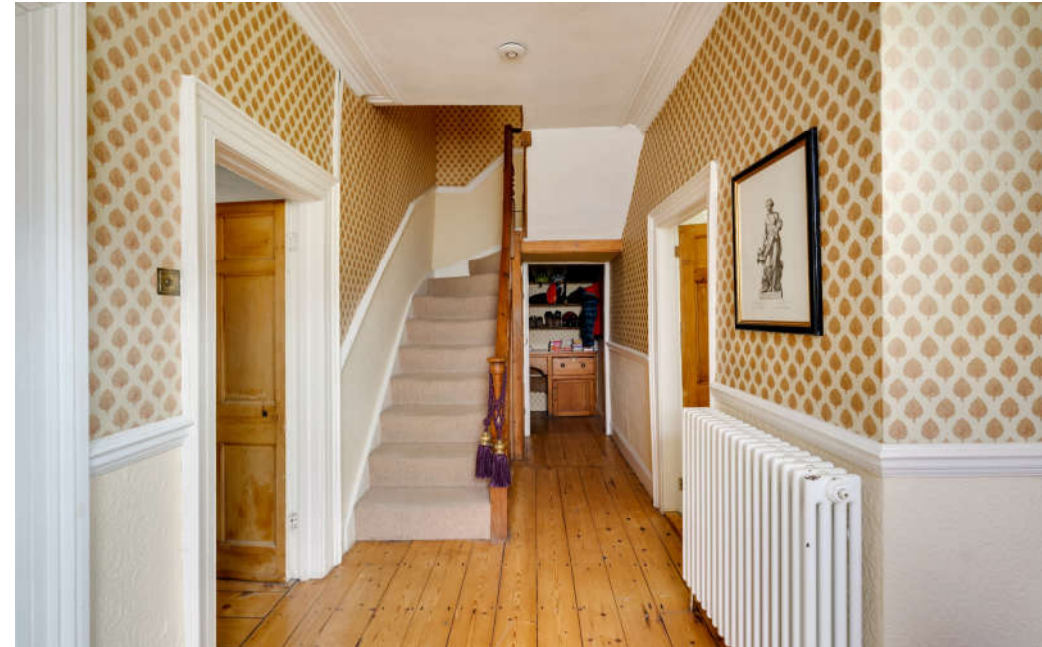
Cotham, Bristol, BS6 5PH

RICHARD  
HARDING

A classical, elegant and beautifully appointed late Georgian style (circa 1850) semi-detached family home with beautiful gardens and single garage.

## Key Features

- Offering spacious and stylishly presented accommodation (circa 2,300 sq. ft.) with 4/5 bedrooms, 2 reception rooms, 2 bath/shower rooms and kitchen/breakfast room.
- Retains many period features and provides for a most civilised atmosphere.
- Gardener's paradise – situated on three sides and enjoying a good amount of privacy with lawn, established borders, sitting out areas, specimen trees and single garage.
- At the heart of the home is a Neptune kitchen with shaker style units, quartz worktops and Rangemaster.
- Enjoys an elevated position in a favoured location near Cotham Park Gardens and within 0.5 miles of Cotham School and 0.25 miles of Cotham Gardens Primary, convenient access to the city centre, university, main hospitals, Gloucester Road and Whiteladies Road.
- **Ground Floor:** reception hall, bay fronted sitting room, dining room, kitchen/breakfast room, utility/boot room, laundry/separate wc. Cellar.
- **First Floor:** landing, 3 double bedrooms (one with en-suite shower room/wc), family bathroom/wc.
- **Second Floor:** landing, additional bedroom, occasional 5<sup>th</sup> bedroom.
- **Outside:** gardens on three sides, sitting out area.







## GROUND FLOOR

**APPROACH:** from the pavement, stone gate pillars with wrought iron pedestrian gate opening onto a pathway which gently ascends through the front garden and leading to the front entrance. Solid wood panelled front door with brass door furniture, fanlight and external wall light, opening to:-

**RECEPTION HALL:** a most welcoming introduction, having exposed wooden floorboards, tall moulded skirtings, dado rail and simple moulded cornicing. Elegant turning staircase ascending to the first floor with handrail and ornately carved spindles. Victorian style radiator, ornate ceiling rose and light point. Open doorway through to the coat room with base level cupboards and drawers, shelving and further raised height shelving plus ceiling light point. Panelled door with stairs descending to the basement. Open doorway through to an inner hall. Six-panelled stripped pine doors with brass door furniture and moulded architraves, opening to:-

**SITTING ROOM:** (16'3" x 15'2") (4.95m x 4.62m) bay window to front elevation comprising three wooden double glazed sash windows enjoying a pleasant outlook over the front garden. Central inset woodburning stove set upon a slate hearth with ornate Carrera marble mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point, radiator.

**DINING ROOM:** (16'6" x 13'4") (5.03m x 4.06m) tall multi-paned wooden double glazed sash window to the rear elevation. Central period fireplace with cast iron basket, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point, Victorian style radiator. Original Welsh style dresser with cupboards, drawers and shelving. Part stained glass panelled double doors with moulded architraves opening to the inner hall.

**INNER HALL:** exposed wooden floorboards, tall moulded skirtings, dado rail, simple moulded cornicing, ceiling light point. Part stained glass multi-paned wooden doors with working shutters overlooking and opening externally to the side garden. Part stained glass multi-paned wooden door opening to:-

**KITCHEN/BREAKFAST ROOM:** (13'9" x 12'3") (4.19m x 3.73m) a stylish kitchen comprehensively fitted with an array of shaker style base and eye level units comprising drawers, cabinets and wine racks. Quartz worktop surfaces with matching upstands, undermount double Belfast style sink with swan neck mixer tap. Large breakfast bar incorporating base level cupboards and drawers with designer multi light feature above. Integral Rangemaster cooker with double oven, warming tray, grill and 6 ring gas hob, with bevel edged splashback tiling, set into chimney breast with wooden mantelpiece and integral inset spotlights. Natural stone flooring, radiator, additional ceiling light point, wall light point. Dual aspect with multi-paned wooden double glazed sash window with working shutters to one side and small opaque window over sink. Wood panelled door opening externally to the side elevation. Panelled door opening to:-

**UTILITY/BOOT ROOM:** (9'1" x 9'0") (2.76m x 2.75m) a pair of multi-paned sash windows overlooking the rear garden. Useful base level storage cupboards. Wall mounted pantry style cupboards with fitted drawers, space for American style fridge/freezer with fitted double opening cupboards above, ceramic tiled flooring, high sloping ceiling with exposed beam, radiator. Four-panelled door opening to:-

**CLOAKROOM/LAUNDRY:** (8'5" x 4'3") (2.57m x 1.30m) low level flush wc, wash hand basin with mixer tap and cupboard below, space and plumbing for washing machine, space for tumble dryer, roll edged marble effect worktop surface, wall mounted double opening multi-paned glazed display cabinets, high sloping ceiling with exposed beam, ceiling light point, extractor fan, ceramic tiled flooring, radiator.

## FIRST FLOOR

**LANDING:** moulded skirtings, multi-paned wooden double glazed sash window to the side elevation, dado rail, two ceiling light points. Staircase ascending to the second floor with handrail and spindles. Four-panelled stripped pine wooden doors with moulded architraves and brass door furniture, opening to:-

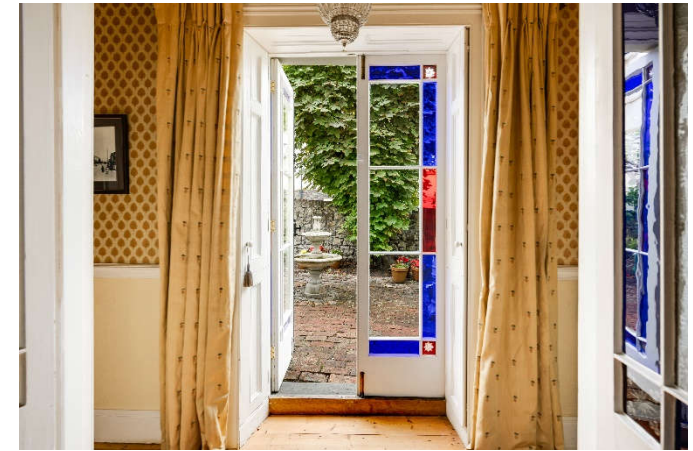
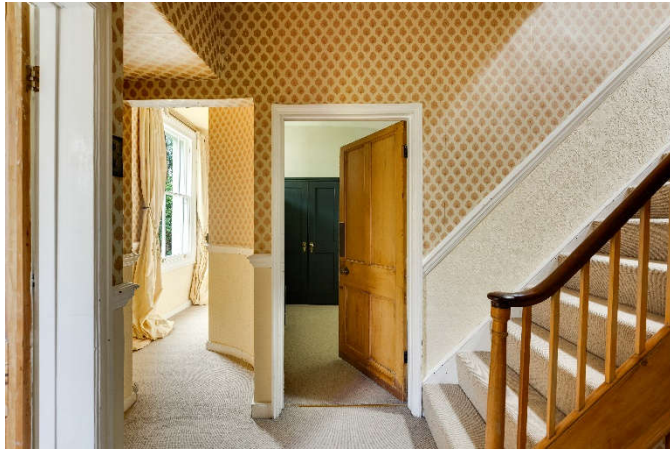
**BEDROOM 1:** (17'1" x 13'5") (5.22m x 4.09m) multi-paned sash window to the rear elevation with window seat incorporating storage cupboard. Raised height internal multi-paned window through to the inner hall. Period fireplace with cast iron grate and an ornately carved mantelpiece. Recesses to either side of the chimney breast, Victorian style radiator, ceiling light point. Built-in wardrobe with ample hanging rail space and ceiling light point. Double doors opening to:-

**En-Suite Shower Room/WC:** (10'0" x 4'2") (3.05m x 1.27m) low level dual flush wc with concealed cistern. Wash stand with his and hers undermount circular wash hand basins with built-in mixer taps over plus drawers below and splashback tiling. Built-in shower cubicle with marble tiled surround, folding glass door, built-in shower unit, handheld shower attachment and an overhead circular shower. Tiled flooring, heated towel rail/radiator, two wall light points, inset ceiling downlights, extractor fan.

**BEDROOM 2:** (15'0" x 12'10") (4.57m x 3.91m) tall multi-paned wooden double glazed window to the front elevation. Period fireplace with cast iron surround, ornately carved mantelpiece and slate hearth. Recesses to either side of the chimney breast with both having double opening built-in wardrobes. Radiator, simple moulded cornicing, ceiling light point, additional built-in wardrobe with ample hanging rail space.

**BEDROOM 3:** (14'10" x 13'0") (4.51m x 3.96m) dual aspect with multi-paned wooden double glazed sash windows to the side and rear elevations. Period fireplace with cast iron basket, slate hearth and an ornately carved stone mantelpiece. Recesses to either side of the chimney breast, radiator, ceiling light point. Built-in wardrobe with shelving, hanging rail and ceiling light point. **Airing Cupboard** housing wall mounted Valliant gas fired boiler plus hot water cylinder and pressurised tank.

**FAMILY BATHROOM/WC:** (8'4" x 6'7") (2.54m x 2.01m) freestanding roll top bath on claw feet with mixer tap and telephone style shower attachment. Low level dual flush wc. Pedestal wash hand basin with towel rail. Tiled walls to dado rail, sash windows to either side, heated towel rail/radiator, two wall light points, recessed shelving.



## SECOND FLOOR

**LANDING:** enjoying natural light via Velux window with fitted blind, ceiling light points. Stripped pine four-panelled doors with moulded architraves, opening to:-

**BEDROOM 4: (13'0" x 11'2") (3.95m x 3.41m)** part restricted head height with two Velux windows having fitted blinds, eaves storage cupboards, fitted shelving, radiator, a pair of ornate stained glass arched internal windows through to the stairwell.

**BEDROOM 5: (11'2" x 7'7") (3.41m x 2.30m)** part restricted head height with Velux window to the side elevation having fitted blind, eaves storage cupboards, radiator, internal multi-paned window through to the stairwell.

## BASEMENT

**CELLAR: (12'10" x 11'9" with 5'10"/1.78m ceiling height) (3.92m x 3.59m)** light and power connected, gas meter and electric circuit board.

## OUTSIDE

**FRONT GARDEN: (40ft x 40ft) (12.19m x 12.19m)** set back and slightly elevated from the road and discreetly situated by a combination of wrought iron railings and timber fencing. Shaped section of lawn with pathway leading to front door and side gate. Deep shrub borders featuring an array of flowering plants, mature shrubs and specimen trees. Wrought iron pedestrian gate opening to:-

**SIDE GARDEN: (47ft x 16ft) (14.33m x 4.88m)** designed for ease of maintenance with brick paved flooring and ample space for garden furniture, potted plants and barbecuing etc. Wooden archway with an established red flowering climbing rose. Deep shrub borders featuring an array of flowering plants and mature shrubs plus specimen trees. Trellised walkway with established climbing clematis and jasmine having pedestrian door opening to the side.

**REAR GARDEN: (40ft x 16ft) (12.19m x 4.88m)** again designed for ease of maintenance and brick paved, with deep shrub borders and side return with door to the utility/boot room. Door to:-

**DETACHED SINGLE GARAGE: (16'3" x 8'10") (4.95m x 2.70m)** remote electronically operated up and over door, light and power connected, personal door to rear.

## 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: E

## PLEASE NOTE:

- 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		75 C
55-68	D		
39-54	E	49 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.**











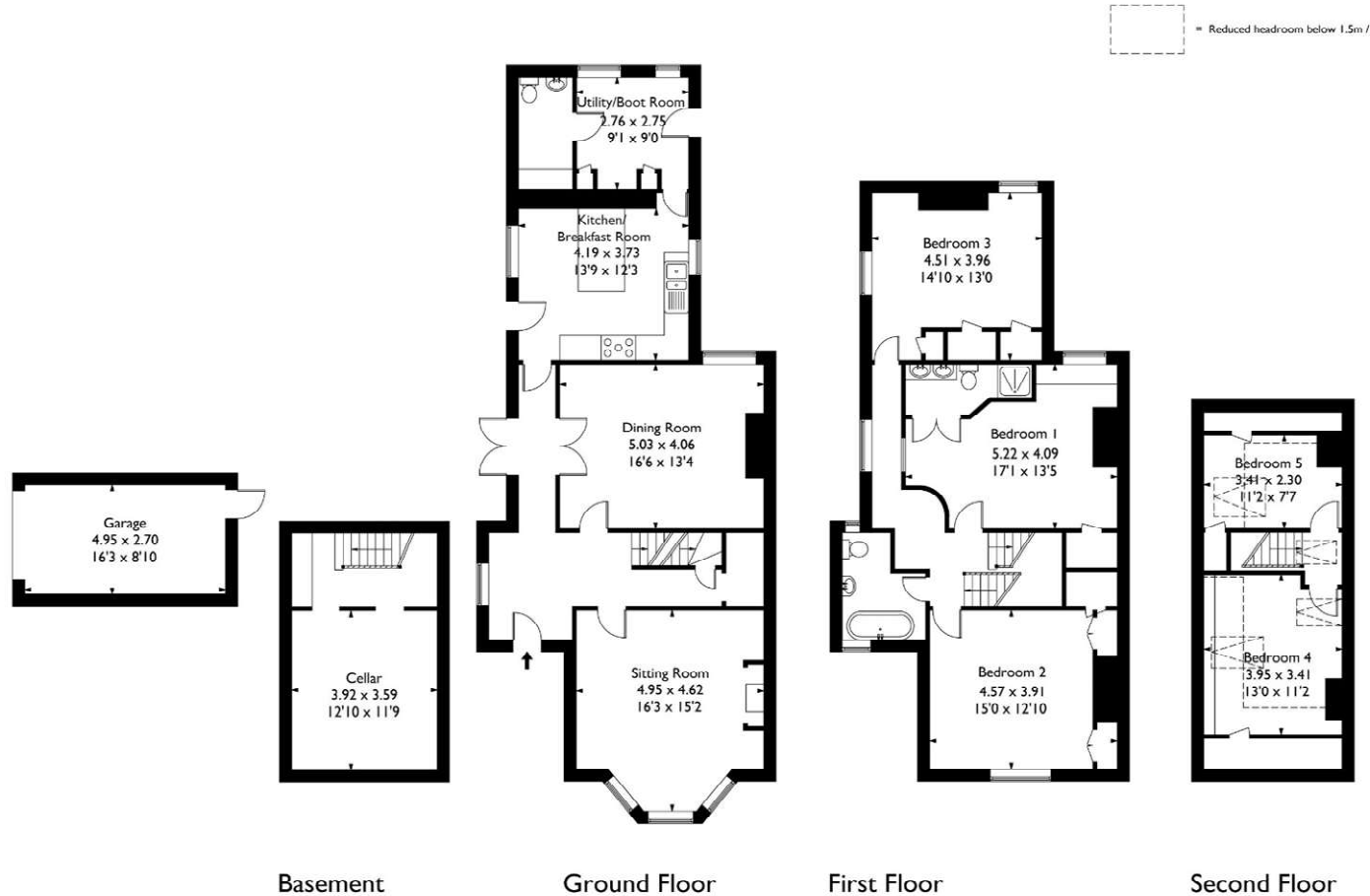
# Arley Hill, Cotham, Bristol BS6 5PH

Approximate Gross Internal Area 195 sq m / 2069.8 sq ft

Basement Area 21 sq m / 255.7 sq ft

Garage Area 13.4 sq m / 143.9 sq ft

Total Area 229.4 sq m / 2469.4 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.