



6 Clare Road, Cotham
Guide Price £1,250,000

RICHARD
HARDING

6 Clare Road, Cotham, Bristol, BS6 5TB

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An exemplary and immensely versatile, 5 double bedroom, 2 reception room, 3 bath/shower room, semi-detached Georgian style villa, of circa 1865, arranged over three lateral levels with off-street parking, single garage and 56ft south-easterly facing level rear garden.

Key Features

- A fine period residence with a civilised atmosphere and generously proportioned accommodation throughout, of circa 2,450 sq. ft.
- Principally laid out over three large floors with plenty of light and space and an abundance of period features including exposed wooden floorboards, ornate moulded plasterwork and period fireplaces.
- The house has been majority installed with wooden double glazed sash windows, partly contributing to an Energy Efficiency rating of C.
- Enjoys an elevated position, close to Cotham Gardens Park and Redland Train Station, within easy reach of the amenities of the Gloucester Road and the city centre, University and Hospital areas. Located circa 300 metres from Cotham Gardens Primary School and circa 500 metres from Cotham Secondary School.
- To be sold with no onward chain making a prompt move possible.
- **Ground Floor:** entrance hall, reception hall, drawing room, sitting room, double bedroom.
- **Lower Ground Floor:** hall, semi open-plan kitchen/breakfast/dining room, utility room, double bedroom, shower room.
- **First Floor:** part galleried landing, 3 double bedrooms (one with en-suite bathroom), shower room.
- **Outside:** off-street parking, single garage, front garden, sunny well stocked and level rear garden (53ft x 30ft).

GROUND FLOOR

APPROACH: impressive stone gate pillars and brick paviour driveway with path and steps ascending to the side of the garage leading to the pilastered front entrance. Solid wood panelled front door with glass panel and brass door furniture, opening to:-

ENTRANCE HALL: (8'6" x 5'3") (2.59m x 1.60m) wooden flooring with inlaid entrance mat, tall moulded skirtings, built-in cupboard and shelving, wall light point, simple moulded corning. Part stained glass multi-paned wooden door with moulded architraves, opening to:-

RECEPTION HALL: (15'5" x 7'1" measurements including stairwell) (4.70m x 2.16m) exposed wooden floorboards, tall moulded skirtings, simple moulded corning, radiator, ceiling light point. Elegant turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles. Stairs descending to the lower ground floor again with mahogany handrail and spindles. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 4: (15'0" x 9'10") (4.58m x 3.00m) tall multi-paned wooden double glazed sash window overlooking the rear garden with fitted shelving to either side. Tall moulded skirtings, simple moulded corning, radiator, ceiling light point. Double opening **Airing Cupboard** housing hot water cylinder with further cupboards above.

DRAWING ROOM: (17'11" x 13'9") (5.45m x 4.20m) a gracious principal reception room having a pair of multi-paned wooden double glazed sash windows overlooking the front garden with working panelled shutters. Central period fireplace with coal effect gas fire, slate surround and hearth plus an ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded corning, ornate ceiling rose with light point, radiator.

SITTING ROOM: (15'0" x 12'8") (4.58m x 3.86m) multi-paned wooden double glazed sash window overlooking the rear garden with working panelled shutters. Period fireplace with open fire, cast iron surround, decorative tiled slips, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast (both with fitted bookshelving), tall moulded skirtings, picture rail, ornate moulded corning, ornate ceiling rose with light point, radiator.

CLOAKROOM CUPBOARD: ceiling light point, slated shelving, hanging rails.

LOWER GROUND FLOOR

HALL: ceramic tiled flooring, two useful storage cupboards with shelving, tall moulded skirtings, radiator, two ceiling light points. Panelled doors with moulded architraves, opening to:-

SEMI OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM: (23'7" x 15'1") (7.20m x 4.60m) loosely divided as follows:-

Kitchen/Breakfast Room: a stylish kitchen comprehensively fitted with an array of sleek gloss base and eye level units combining drawers, cabinets and wine rack. Slimline quartz worktop surfaces with matching upstands. Central sink with draining board to side and swan neck mixer tap over. Island unit incorporating breakfast bar with drawers, cabinets and shelving below. Integral appliances including electric grill/oven, electric oven, 5 ring gas hob and dishwasher. Porcelain flooring, useful pantry with fitted shelving and wall light point, dual aspect with three windows to the side elevation plus additional window and overlight overlooking the rear garden. Inset ceiling downlights. Wide wall opening through to:-

Dining Area: chimney breast with ornately carved slate mantelpiece and hearth with recesses to either side, Porcelain flooring which continues through to the kitchen/breakfast room, moulded skirtings, picture rail, simple moulded corning, ceiling light point, two wall mounted digital thermostat controls for underfloor heating to both the dining area and kitchen/breakfast room, wall mounted vertical column style radiator. Tall multi-paned wooden double glazed double doors overlooking and opening externally to the rear garden with working panelled shutters.

UTILITY ROOM: (13'1" x 6'9") (4.00m x 2.05m) multi-paned style upvc double glazed window to the front elevation. Base and eye level units combining drawers, cabinets and shelving. Roll edged granite effect work surface. Belfast style sink with swan neck mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Ceramic tiled flooring, radiator, illuminate strip light, radiator.





BEDROOM 5: (13'1" x 10'8") (4.00m x 3.25m) multi-paned style upvc double glazed window to the front elevation, arched recess into chimney breast with recesses to either side (one with floating bookshelves), coved ceiling, radiator, ceiling light point.

SHOWER ROOM/WC: (6'11" x 3'10") (2.11m x 1.17m) obscure glass block window to the side elevation with deep sill. Shower cubicle with wall mounted electric shower unit and handheld shower attachment. Pedestal wash hand basin with mixer tap and splashback tiling. Low level dual flush wc. Ceramic tiled flooring, concealed radiator.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying natural light via a raised height window to the side elevation, tall moulded skirtings, simple moulded corning, ceiling light point. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 1: (17'11" x 13'9") (5.45m x 4.20m) a pair of multi-paned wooden double glazed sash windows to the front elevation with attractive outlook along this quiet street. Chimney breast with recesses to either side, tall moulded skirtings, painted exposed wooden floorboards, two Victorian style radiators, ceiling light point. Four-panelled door with moulded architraves, opening to:-

En-Suite Bathroom/WC: (10'9" x 6'2") (3.28m x 1.88m) panelled bath with shower screen, mixer tap plus handheld shower attachment and an overhead circular shower. Wash stand with his and hers wash hand basins both with mixer taps plus double opening cupboard below. Low level dual flush wc. Wooden flooring, moulded skirtings, radiator, inset ceiling downlights, skylight window, loft access. Internal raised height casement windows through to the landing.

BEDROOM 2: (15'0" x 12'8") (4.58m x 3.86m) multi-paned wooden double glazed sash window to the rear elevation, exposed wooden floorboards, chimney breast with recesses to either side, tall moulded skirtings, radiator, picture rail, simple moulded corning, ceiling light point.

BEDROOM 3: (11'4" x 11'2") (3.45m x 3.40m) multi-paned wooden double glazed sash window overlooking the rear garden with far reaching views across Bristol. Ornate cast iron fireplace with ornately carved mantelpiece and recesses to either side of the chimney breast (one with double opening built-in wardrobe and cupboards above), tall moulded skirtings, picture rail, simple moulded corning, ceiling light point.

SHOWER ROOM/WC: (7'11" x 4'10") (2.41m x 1.47m) wet room style shower with glass screen, built-in shower unit and handheld shower attachment. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap and double pull out drawers below. Multi-paned window to the front elevation with secondary obscure glazing. Tiled flooring and fully tiled walls, wall mounted digital thermostat heating control for underfloor heating, heated towel rail/radiator, wall mounted mirror with integral lighting, shaver point, inset ceiling downlights, extractor fan.

OUTSIDE

DRIVEWAY PARKING: (15'7" x 13'3") (4.75m x 4.04m) brick paviour off-street parking with space for one car. Access via remote electronically operated up and over roller door to:-

DETACHED SINGLE GARAGE: (16'5" x 7'10") (5.00m x 2.40m) light and power connected, wall mounted control for solar PV system. Personal door leading via side return to the rear garden.

FRONT GARDEN: (19'5" x 15'11") (5.92m x 4.85m) set behind a dwarf stone wall, having mature shrubs that provide a good amount of privacy.

REAR GARDEN: (56'6" x 30ft) (17.07m x 9.14m) enjoying a good amount of privacy and sunny south-easterly orientation. Immediately to the rear of the kitchen/breakfast/dining room and accessed via double doors there is a large paved patio with ample space for garden furniture, potted plants and barbecuing etc. Beyond this a level section of lawn enclosed on all three sides by a combination of brick/stone walls. Having an abundance of flowering plants, mature shrubs and specimen trees which provide a good amount of privacy. Garden pond, outside water tap and outside lighting.

IMPORTANT REMARKS

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

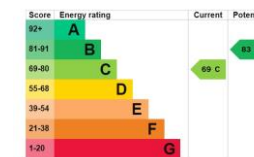
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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:

- 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.



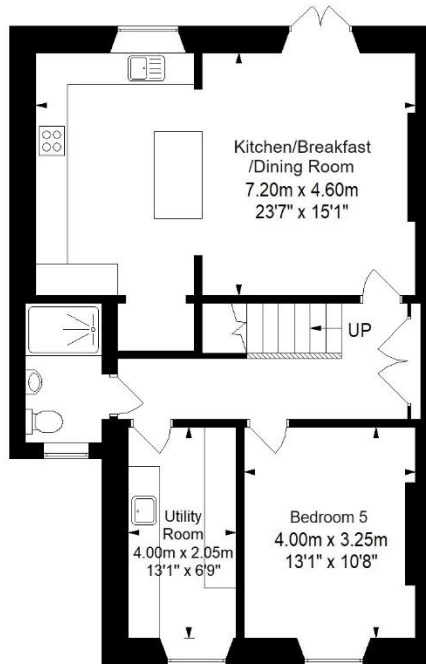
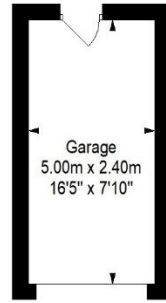
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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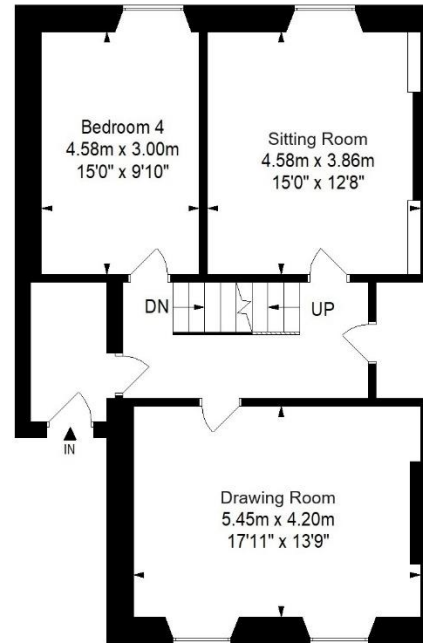
Approximate Gross Internal Area = 228.4 sq m/ 2458.6 sq ft
(Excludes Garage)

Garage = 12.0 sq m/ 129.2 sq ft

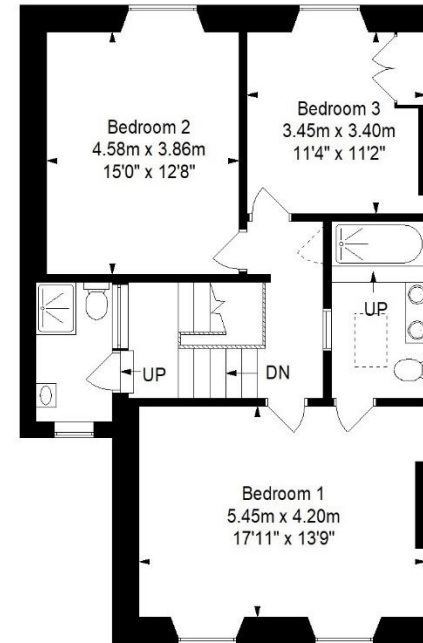
Total Area = 240.4 sq m/ 2587.8 sq ft



Lower Ground Floor



Ground Floor



First 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