



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

RICHARD
HARDING



67 Arley Hill, Cotham, Bristol, BS6 5PJ

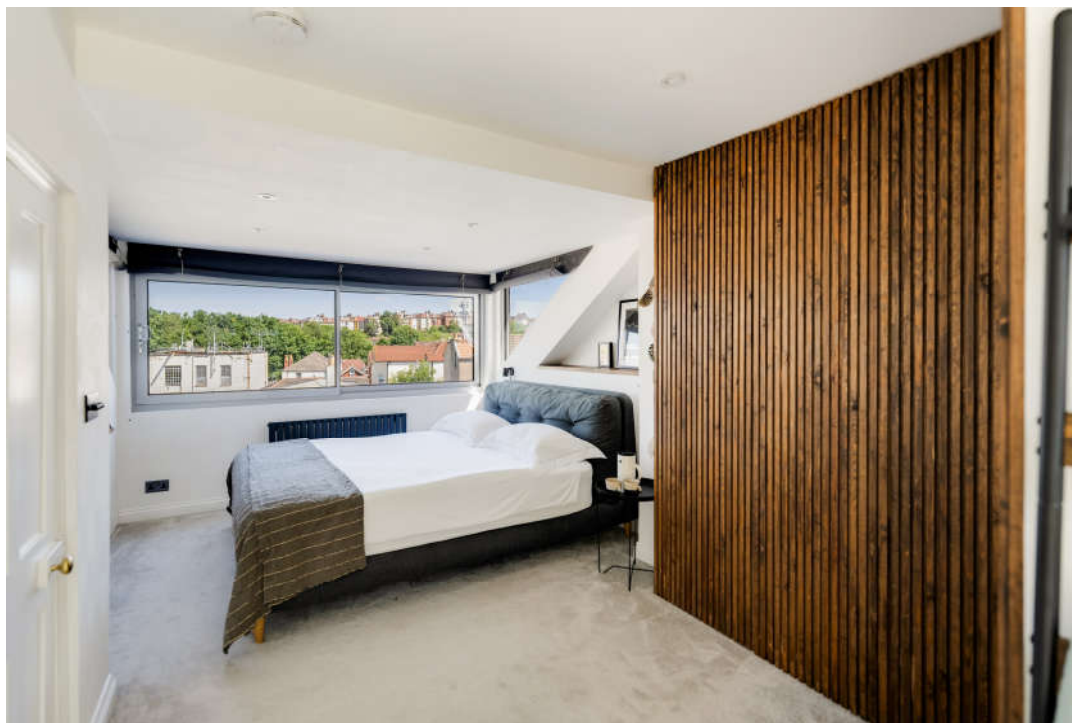
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Behind an unassuming gate lies this elegant, hidden gem. As you meander up the secret, enclosed front garden path you catch your first glimpse of this tranquil, artistic haven that certainly has the wow factor. A truly unique, light filled, semi-detached 4/5 bedroom, 2 reception room family home is currently owned by creative professionals, who have sensitively and comprehensively renovated and extended to compliment today's modern living standards. Superbly located in the heart of Cotham, this original Victorian villa blends traditional charm with contemporary flair, where beautiful design, family warmth and comfort is evident in every gorgeous space. Boasting an airy, traditional lounge, a stunning open plan kitchen-dining area, spectacular principal bedroom suite, ample bathrooms, private, secluded front and rear gardens plus garage, this house is a must see.

Key Features

- Arranged over four floors with the accommodation predominantly on the ground and first floors.
- Perfectly located close to cultural and city attractions. Convenient to both Redland and Montpelier train stations, Cotham Gardens, Gloucester Road and Cheltenham Road. Bannatyne's leisure centre and Cotham tennis courts are a moment's walk away. The BRI is a 15 minute walk. 5 minute walk to major bus routes.
- In addition to a single rear garage, the property is situated within the CM Residents' parking zone.
- Recently installed double glazed sash windows, a natural Welsh slate roof and newly installed boiler and water tank.
- Two new bathrooms installed in 2024.
- Spectacular views from the top floor with panoramic cityscape vistas.
- No onward chain.





GROUND FLOOR

APPROACH: stone pillared entrance with large, bow top painted wooden gate opens to an attractive garden path running alongside the private front garden, and down the side of the house to wide wooden panelled period door, opening to:-

RECEPTION HALL: central hall flanked by opposing doors to reception room and kitchen area, door ahead leads down to the lower ground floor. Radiator, high ceilings with ceiling mouldings, varnished wooden flooring and original turning staircase rising to the first floor.

SITTING ROOM: (15'1" x 13'1") (4.61m x 3.99m) high ceiling with ceiling mouldings and central ceiling rose, polished wooden flooring, wide angled bay window with wood framed double glazed sash windows overlooking the front garden, cast iron insert fireplace with living flame gas fire, wooden surround and slate hearth, bespoke built-in shelving and cabinets to either side of the chimney breast. Two low level radiators.

SNUG: (13'0 x 11'0) (3.97m x 3.36m) open plan with adjacent kitchen but described and measured separately. Dimmer switch LED lighting, bioethanol fuelled stove set into large statement fireplace, porcelain tiled flooring with underfloor heating and bespoke sliding wooden doors conceals a substantial storage area along one wall with lighting and power.

KITCHEN/ DINING ROOM: (31'10" x 12'5") (9.70m x 3.78m) measured as one but described separately as follows:-

Kitchen: natural light from front elevation via wood framed double glazed sash windows set into bay overlooking front garden path as well as double glazed atrium roof. Tiled flooring with underfloor heating continues. Large central island with rounded edge Corian worktops with lit, undercounter seating along breakfast bar, built-in storage and undercounter units along with integrated appliances including wine cooler, freezer, Neff induction hob with ceiling mounted extractor fan. Fitted kitchen eye and base level units along external wall with matching rounded edged Corian worktops and inset stainless steel sink and drainer with adjustable hose mixer tap and full-length glass splashback. Integrated appliances include Liebherr larder fridge, Bosch dishwasher, matching Neff microwave and double Neff electric oven. Colour changing remote controlled light feature, undercounter and floor level lighting, large chalk board feature.

Dining Room: large extension to the main building with natural light via bi-folding brushed aluminium double glazed doors. Six double glazed Velux skylights set into both sides of roof pitch and two large apex windows to front and rear bring beautiful light and shadow in throughout the day. Tiled flooring with underfloor heating continues. Ample space for dining and lounging furniture. Wired Bose sound system and speakers.

UTILITY ROOM: (7'0 x 5'5") (2.14m x 1.65m) tiled flooring with underfloor heating continues, glazed internal door provides borrowed natural light, roll edged worksurface with composite sink with adjustable hose mixer tap and tiled splashback, undercounter units and space and plumbing for two kitchen appliances. Clothes airer on pulley system mounted to ceiling. Loft access hatch with drop down ladder opens to a part boarded storage space with lighting.

SHOWER ROOM/WC: stylish shower room with natural light from Velux skylight, low level shower tray to walk-in shower area with screen, shelf, tiled walls, oversized rain head shower with additional shower attachment from mains fed system, wc with concealed cistern, wall hung handbasin unit with splashback tiling, large fixed wall mirror, shaving socket, picture light, shelving, extractor fan and mains fed heated towel rail.

STUDY/BEDROOM 4: (11'1" x 10'10") (3.37m x 3.30m) twin aluminium double glazed patio doors open onto the rear garden, wood framed double glazed Velux skylight above with remote control blind. Mezzanine above suspended ceiling covers half of the room providing storage space above. Painted large panel flooring with underfloor heating.

FIRST FLOOR

LANDING: painted wooden turning staircase rises to first floor. Three doors radiate from the rectangular landing, with further painted staircase rising to the second floor.

BEDROOM 2: (15'0 x 13'0) (4.56m x 3.95m) wood framed double glazed sash windows to front elevation set into bay with abundant tree and pleasant architectural street scene views and radiator below. Limestone fireplace, mantle and surround with cast iron insert, living flame gas fire and slate hearth. Bespoke built-in wooden wardrobes either side of chimney breast and further pair along internal wall, one with ample slatted shelving and radiator which creates a heated linen cupboard. Ceiling moulding and painted wooden floor.

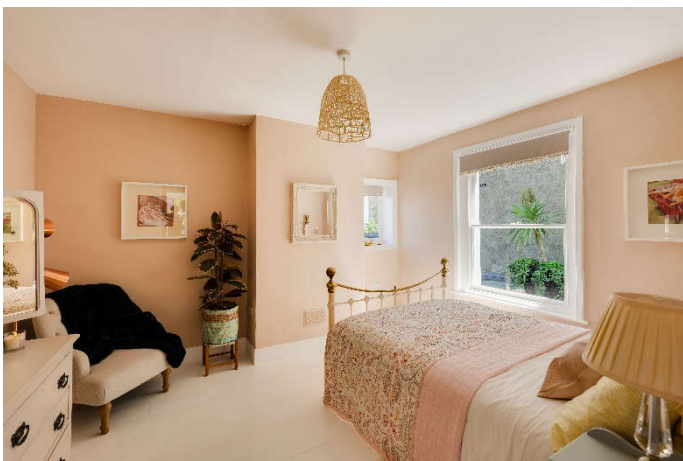
BEDROOM 3: (12'7" x 11'0) (3.84m x 3.36m) wood framed sash windows to side and rear elevations with pleasant views, radiator. Painted wooden floor.

BATHROOM/WC: beautiful family bathroom, wood framed double glazed window to side elevation, low level shower tray to walk-in shower area with glass screen, tiled walls, oversized rain head shower with additional shower attachment from mains fed system. WC with concealed cistern, wall hung handbasin unit with mixer tap and splashback tiling. Huge, fixed wall mirror, shaving point, picture light, shelving, LED spotlights, extractor fan and mains fed heated towel rail. Inset Bette steel bath with mixer tap with shower attachment and complimentary painted bath panel.

SECOND FLOOR

LANDING: painted turning staircase leads directly into:-

BEDROOM 1: (17'7" x 12'7") (5.36m x 3.83m) occupying the entire top floor of the property; a substantial principal bedroom with large aluminium double glazed dormer with two triangular windows to side and full width sliding windows to rear elevation offering panoramic cityscape views, radiator below, built-in cupboards with storage on both sides. Bespoke built-in bedhead with wooden top and recessed shelving with pocket sockets to each side. Door accessing **airing cupboard** with hanging rail and wooden slatted shelving and underfloor heating controls, also housing Worcester combi boiler (installed 2020). Dimmer switch with LED downlighting, built-in wardrobes with varnished ribbed wooden doors and an oversized sliding mirrored pocket door opens to:-



En-Suite Bath/Shower Room/WC: luxurious en-suite with honeycomb tiled floor with underfloor heating, low level shower tray to walk-in shower area with screen and recessed shelf, tiled walls, oversized rain head shower with additional shower attachment from mains fed system. Grohe WC with concealed cistern, wall hung vanity unit with large handbasin and mixer tap, free standing double ended bath with mixer tap and shower attachment, mains fed heated towel rail, alcove with cupboard, shelving and remote control mood lighting. Two large double glazed Velux skylights with integrated blinds. Two tiled access panels, one leading to boarded under eaves storage area, one giving access to water tank.

LOWER GROUND FLOOR

From the reception hall, a door with turning oak and stone staircase with integrated lighting descend directly down into:-

BEDROOM 5/MEDIA ROOM: (14'2" x 13'1" with 6'6"/1.98m head height) (4.32m x 3.99m) with natural light via double glazed wood framed door leading out to lower front courtyard and further lightwell to side elevation. LED downlights, alcove beside closed chimney breast with lighted wooden shelving. Wired surround sound and ceiling speakers.

OUTSIDE

FRONT GARDEN: very attractive front lawn with south-westerly orientation which is beautifully screened by a mixture of established hedging, mature trees and bedded borders and rockery; as such is a highly useable, secluded space. Wooden recycling bin storage shed, external power sockets and tap.

LOWER FRONT COURTYARD: (7'6" x 3'10") (2.29m x 1.18m) accessed from media room with outside lighting and decorative Victorian style tiled flooring.

REAR GARDEN: (25'8" x 25'0) (7.82m x 7.62m) garden designer created, contemporary square shaped north-easterly facing rear garden with open aspect helping to provide excellent levels of sun throughout the day. Extensively landscaped around a central lawn, the patio area with porcelain tiles provides a seamless connection to the internal dining area. Raised bed borders with themed and established planting create a tranquil oasis in the heart of the city. Two wooden clad seating areas in opposing corners offer both wonderful relaxing and social opportunities. One, a herb lined dining area, the other a spectacular lounging area with a low, built in table with removable top to reveal the large stone firepit. Feature Welsh slate wall and external power sockets. Slatted wooden gate to side return storage area, external tap and additional power sockets. Several, remote controlled, bespoke lighting features create atmosphere after dark. A stone chipped pathway leads to slate steps down to a rear access gate opening to a rear cobbled access lane. Double glazed wooden rear pedestrian door opens into:-

GARAGE: (16'5" x 9'0) (5.01m x 2.75m) pitched roof, wood framed double glazed Velux skylight, concrete hardstanding floor, two mezzanine storage areas, power, water tap, lighting and up and over door.

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		77 C
55-68	D	62 D	
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.





Arley Hill, Cotham, Bristol BS6 5PJ

Approximate Gross Internal Area 180.6 sq m / 1944.4 sq ft

Garage Area 13.8 sq m / 148.3 sq ft

Total Area 194.4 sq m / 2092.7 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.