



**9 FREMANTLE SQUARE  
COTHAM  
BRISTOL**



# 9 FREMANTLE SQUARE, COTHAM, BRISTOL, BS6 5TL

**A SPACIOUS AND PARTICULARLY LIGHT GRADE II LISTED FIVE-BEDROOM VICTORIAN FAMILY HOME, BUILT CIRCA 1850, NESTLED IN A POPULAR, QUIET AND CONVENIENT LOCATION IN COTHAM, CLOSE TO MANY AMENITIES AND GOOD LOCAL SCHOOLING. SOME OF THE OTHER MANY BENEFITS OF THIS PROPERTY INCLUDE, OFF STREET PARKING FOR UP TO FOUR CARS, A LARGER THAN AVERAGE (CIRCA 70' OR 22M) LEVEL GARDEN BENEFITTING FROM A WESTERLY ASPECT, A WELL-PROPORTIONED KITCHEN/DINER, SOME LOVELY VIEWS, TWO SPACIOUS LIVING ROOMS AND FIVE WELL PROPORTIONED DOUBLE BEDROOMS (PRINCIPLE WITH ENSUITE) AND A FURTHER FAMILY BATHROOM.**

The spacious family accommodation is set over three floors and offers both classical Victorian looks, with an attractive limestone ashlar façade externally and some delightful room proportions internally.

The front door leads to a large entrance vestibule with plenty of room for coats and boots, with doorways leading to both the main entrance hallway, and the back garden. The hallway offers under stair storage and an original butlers pantry, as well as housing an impressive original staircase. To the front there is a spacious drawing room with two large floor to ceiling windows, allowing in plenty of natural light, original cornice detail, an attractive fireplace and ample room for some sizeable furniture. To the rear is a very well-proportioned kitchen/diner, housing plenty of wall and base units and offering plenty of storage. There is a good deal of room for a large dining table and a further larder off the rear of the kitchen. Double doors off the kitchen leading to a lovely conservatory that, provides further living accommodation, and gives access to a utility room and a WC.

The first floor provides a spacious living room to the front with some pleasant outlooks over some lovely local Georgian and Victorian architecture and beyond. Once again there are some generous room proportions on offer, similarly attractive cornice work and a lovely fireplace. To the rear of the first floor is the principal bedroom offering ample space for a large double bed, a walk in wardrobe or dressing room and a beautifully appointed ensuite bath/shower room.

The top floor offers four further double bedrooms, the two to the front of the house offering superb views over the local area and beyond as far as Lansdown Hill near Bath. The two rear double bedrooms are both spacious and all are served by a large family bathroom.

Outside the property has a beautifully level landscaped garden which is circa 70' in length and 25' wide. This is mainly laid to lawn with flower beds to one side. Initially to the rear of the house there is a raised patio area and further to this there another patio area to the rear of the garden which has a useful garden shed to one side. To the front of the house there is a tarmac driveway and further parking area allowing parking for up to four cars all of which is neatly surrounded by a raised hedges on two sides.

## LOCATION

Situated in a the well regarded conservation area within the fashionable suburb of Cotham in an elevated position above the City of Bristol, within ½ a mile of the City Centre. A wide selection of amenities are on offer within the locality as well as a choice of schooling in both state and private sectors. Bristol's M4/M5 motorway network can be reached from the M32 link road, which is approximately ½ a mile away. A choice of Temple Meads and Parkway main line railway stations offer direct access to London's Paddington and are both located within three miles.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside is a short walk and offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".





### **USEFUL INFORMATION**

**TENURE:** Freehold

**EPC** – Exempt as GII Listed

**LOCAL AUTHORITY:** Bristol City Council

**COUNCIL TAX BAND:** G (£4,100.53 for 2024/25)

**BROADBAND:** Ultrafast Broadband – Download up to 1800 Mbps with Upload up to 220 Mbps

**MOBILE PHONE COVERAGE:** Data and voice “Likely” available for 02, EE, Three and Vodafone

**SERVICES:** The property benefits from mains Gas, Electricity, Water and Drainage

### **IMPORTANT NOTE**

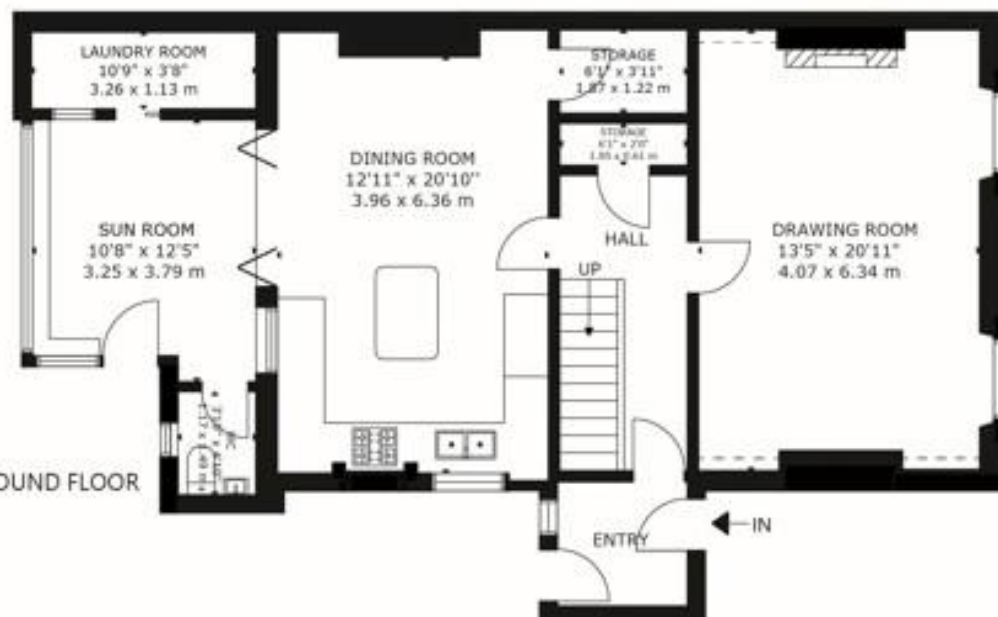
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



9 FREMANTLE SQUARE, COTHAM, BRISTOL, BS6 5TL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,371 SQ FT / 221 SQ M



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