



elephant 

£725,000

9 Cobourg Road, Montpelier, Bristol, BS6 5HT

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9 Cobourg Road Montpelier, Bristol, BS6 5HT

A unique opportunity to acquire a truly exceptional example of a Georgian Grade II home located in an elevated position within the heart of Montpelier.

This special property has been lovingly improved by its current owners. The key features include three double bedrooms, a sitting room that connects to a garden room, an open plan kitchen/diner, a landscaped south-facing rear garden with a terrace benefitting from panoramic views across Bristol.

Entering the property on Cobourg Road, a central staircase leads to the reception rooms and kitchen/diner. To the rear, the light and bright garden room, benefitting dual aspect windows overlooking the mature garden with french doors leading to the terrace. An opening leads to the cosy sitting room, benefitting stripped wood floors, an open fireplace with bespoke units and shelves within the alcoves. Across the hallway, there is an open-plan kitchen/diner, with a sash window to the rear providing a pleasant outlook. The kitchen is fitted with a range of base units with contrasting worktops and shelving, providing ample space for appliances.

Rising to the first floor, the principal bedroom, a bathroom, separate shower room and utility cupboard. The principal bedroom benefits ceiling cornice, built-in wardrobes, painted floorboards and a sash window with elevated views. Across the landing and flooded with natural light via a sash window, a family bathroom benefits from a bath with shower over, wall-mounted vanity and W/C units with storage; while the three-piece shower room sits adjacent. To complete the first floor is a useful utility cupboard, providing ample space for a washing machine.

Stairs lead to the top floor, with a spacious landing that is currently occupied as a study, benefitting

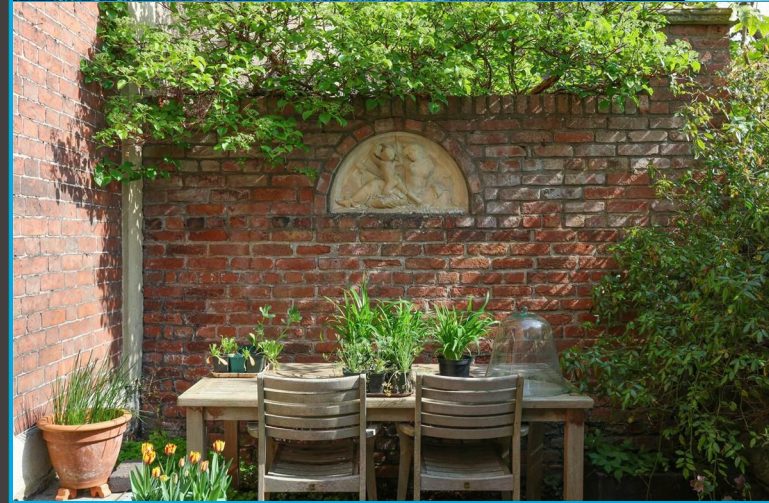


panoramic viewings across the city. Access is provided to bedroom two, with a sash window to the rear aspect and built-in storage. Across the landing is another double bedroom with a feature fireplace with a sash window to the rear.

Externally to the front, the property bears a classic Georgian facade. While to the rear, the garden benefits an impressive 80ft southerly facing garden, with views across the city. Beyond the garden room there is a garden terrace, ideal for the al-fresco dining, perfect for socialising. The garden is presented in several tiers winding to the rear with a range of mature shrubs, trees and bushes. Beyond the garden room there is a garden terrace, ideal for the al-fresco dining, perfect for socialising.

9 Cobourg Road is a fantastic home, a practical and flexible accommodation that offers a perfect blend of modern contemporary living with period character and charm. Nestled in a peaceful yet central location in popular Montpelier and provides easy, convenient access to local schools, cafes and restaurants with the city centre just a short walk away.





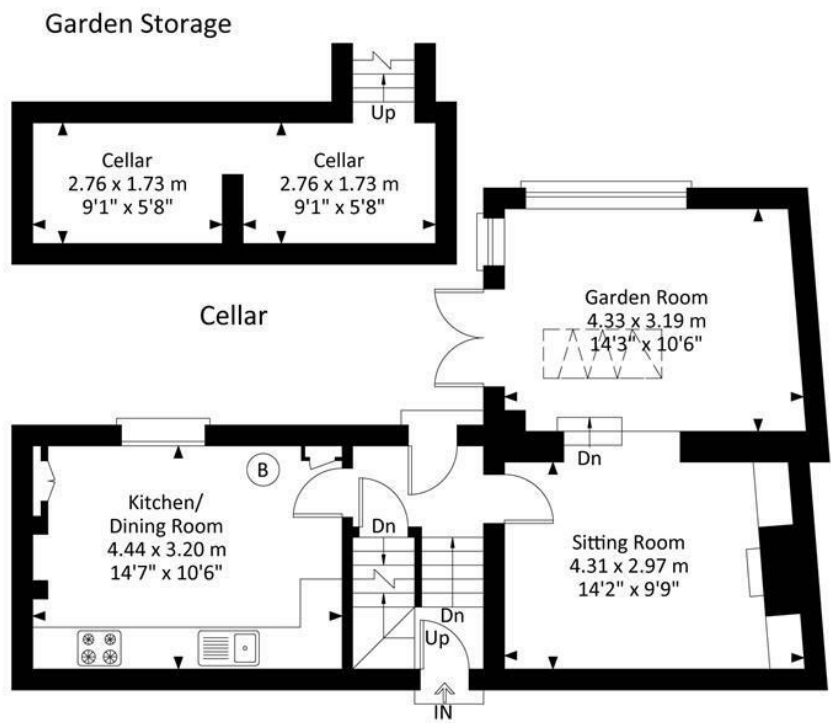
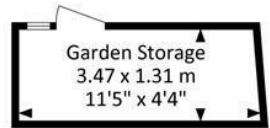
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Approximate Gross Internal Area = 119.99 sq m / 1291.56 sq ft

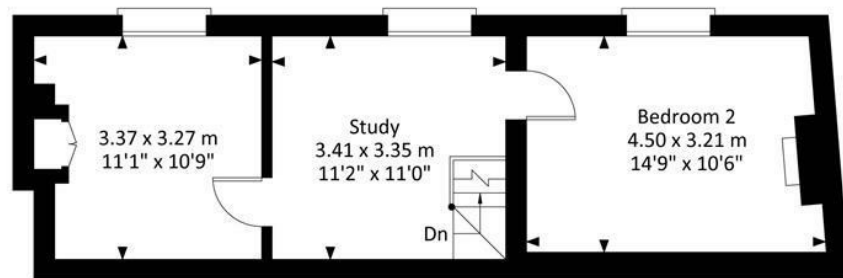
Cellar Area = 10.75 sq m / 115.71 sq ft

Garden Storage = 4.48 sq m / 48.22 sq ft

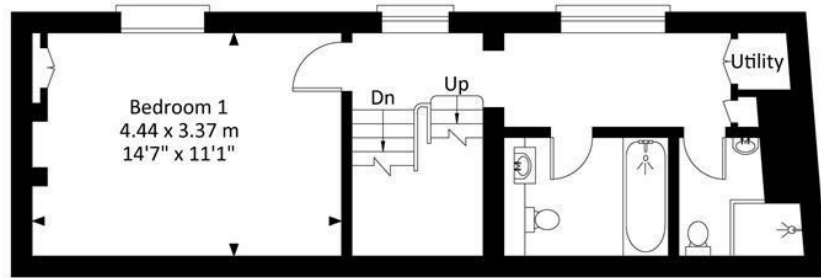
Total Area = 135.22 sq m / 1455.49 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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