



£1,195,000

61 Trelawney Road, Cotham, Bristol, BS6 6DY

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61 Trelawney Road Cotham, Bristol, BS6 6DY

A substantial and elegant Cotham residence offering impressive views, a mature c90ft garden, and adaptable living space.

Situated on a peaceful residential street, this distinguished period property boasts a striking limestone and rubble façade, softened by mature shrubs lining the front boundary. A smartly finished paved driveway adds the convenience of off-street parking.

The charming stained glass porch opens into a warm and welcoming hallway, where stripped wooden floorboards and ornate cornicing celebrate the home's historic character. These period features continue throughout the ground floor, which includes a spacious living room, an open-plan kitchen and dining area, and a guest WC.

At the front of the house, the living room is a generously sized and inviting space. A large bay window fills the room with natural light, while the original fireplace creates a focal point with warmth and charm. To the rear, the dining area enjoys another attractive bay window, enhancing the sense of space and light. A half-height wall separates it from the galley-style kitchen, which is hand built, well-appointed with solid wood cabinetry, granite countertops, and a Belfast-style sink set beneath a window offering far-reaching views over the garden and beyond.

Midway up the staircase, a practical utility room offers space for a washing machine and tumble dryer, with bespoke shelving fitted into the alcoves. The first floor features three bedrooms alongside a stylish family bathroom complete with a separate bath and walk-in shower. Two of the bedrooms are spacious doubles, while the third, currently used as a study,



offers flexibility for home working or guest accommodation.

The top floor has been thoughtfully converted to include a further double bedroom and a versatile room currently arranged as a playroom—ideal as an additional living area, home office, or studio. Ample eaves storage adds further practicality.

The lower ground floor presents a superb opportunity for independent living, guest accommodation, or a dedicated workspace. This self-contained level includes two additional bedrooms, a WC, and a kitchen/dining area featuring a gas-fired stove. French doors open onto a full-width balcony, finished with timeless chequerboard tiling and elevated views across the garden. Below, a lower patio leads to a spacious lawn, beautifully bordered by mature planting that ensures privacy and a sense of retreat.

Ideally positioned for the vibrant independents of Cotham Hill, Whiteladies Road, and Chandos Road, the property also benefits from proximity to Redland train station and excellent local schools, including the highly regarded Cotham School. A fine example of period charm seamlessly blended with modern practicality, set in one of Bristol's most sought-after neighbourhoods.





Trelawney Road, Redland, Bristol, BS6 6DY

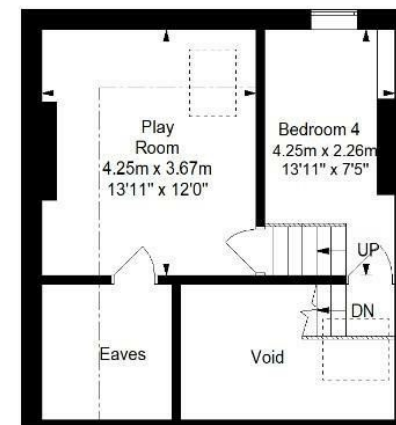
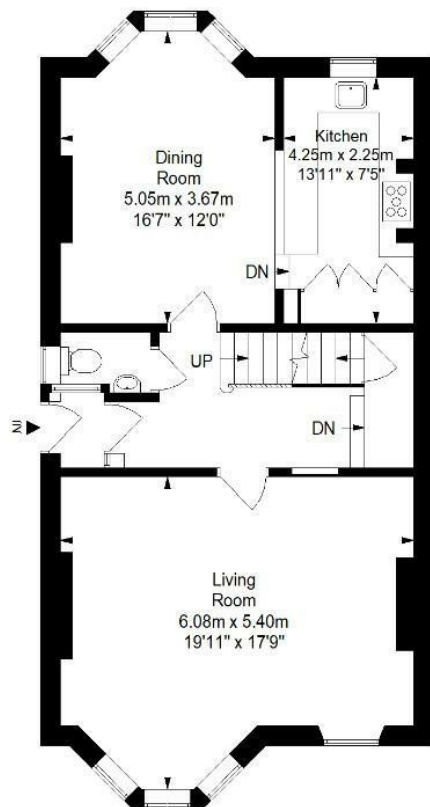
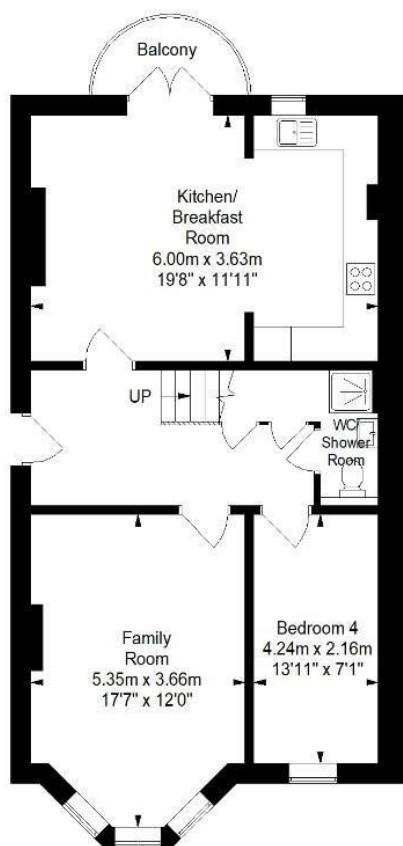
Approximate Gross Internal Area = 232.9 sq m/ 2507.0 sq ft
(Excludes Reduced Headroom Area/ Eaves/ Void)

Reduced Headroom Area/ Eaves = 12.4 sq m/ 133.5 sq ft

Total Area = 245.3 sq m/ 2640.5 sq ft



= Reduced headroom below 1.5m / 5'0"



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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