



MAGGS  
& ALLEN

12C COTHAM ROAD  
COTHAM, BRISTOL, BS6 6DR  
Price Guide £1,075,000

A charming and spacious five-bedroom, two/three reception room Victorian residence with an abundance of original features, with off-street parking. Offered to market with no onward chain.

## Property Details

Arranged over four floors and offering approximately 2800 sq.ft. of well-proportioned internal space, this five-bedroom Victorian mid-terrace residence is a delight.

A spacious hall with original detailing including newel post, picture rails and cornicing leads to a bay-fronted sitting room filled with natural light from large sash windows. This room also boasts an attractive fireplace, picture rails, and ceiling coving. Further along the hall, a dining room showcases similar features including an impressive fireplace, and ample space for a sizeable dining table, with a rear window providing a view of the garden. At the back, the generous kitchen (the first of two kitchens total) includes bespoke made solid wood cabinetry, an Aga range cooker, and space for additional appliances. A wrought iron spiral staircase descends to the kitchen-breakfast room, which features a range of wall and base units, a limestone floor with electric underfloor heating, and access to the level rear garden.

The first floor features three bedrooms including a master bedroom spanning the width of the property with large bay window, feature fireplace and other original detailing. A family bathroom with modern three-piece suite including shower-over-bath is also featured on this level.

Ascending to the second floor (split level), you will find a further three-piece bathroom - fitted with handsome panelling - and two bedrooms, the larger of which features an ensuite bathroom.

The south-facing garden is enclosed by boundary walls, enjoying sunlight for most of the day. It offers various seating areas perfect for al fresco dining and is fully landscaped with a patio, raised borders, and an assortment of plants, shrubs, and trees. Additionally, there is gated side access to the rear lane behind the property. To the front of the property there is off-street parking accessed via a gated entrance and laid to brick paving, as well as mature shrubbery.

## Location

Cotham is a residential neighbourhood celebrated for its Victorian and Georgian architecture. Tree-lined streets and well-preserved historic buildings create a timeless charm. Home to a diverse community, including families, professionals, and students, Cotham offers a welcoming atmosphere near the University of Bristol.

Cotham Hill, a vibrant high street, hosts independent shops, cafes, and restaurants - such as the highly regarded Bravas, adding to the neighbourhood's appeal. Green spaces like Cotham Gardens provide residents with peaceful retreats within the town centre setting.

Centrally located, Cotham provides easy access to Bristol's city centre, offering both historic charm and convenient connectivity to amenities and transportation.

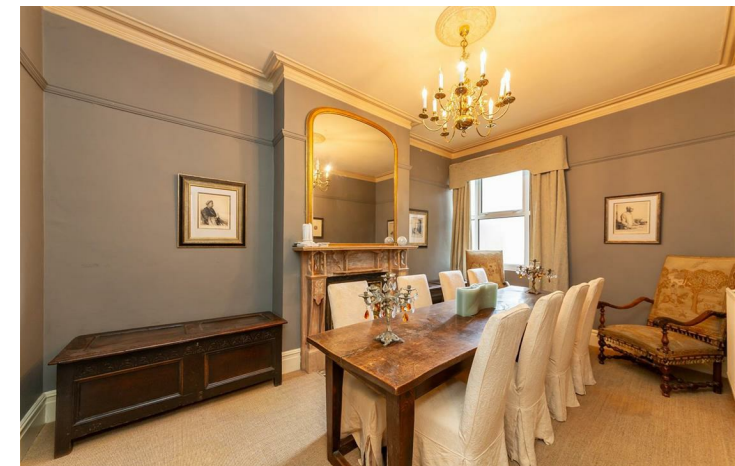
## Schools

Cotham School approx. 0.08 miles  
Cotham Gardens Primary School approx. 0.3 miles  
SS Peter and Paul Primary School approx. 0.3 miles  
Redland Green School approx. 0.7 miles  
St Johns CofE Primary School approx. 0.7 miles

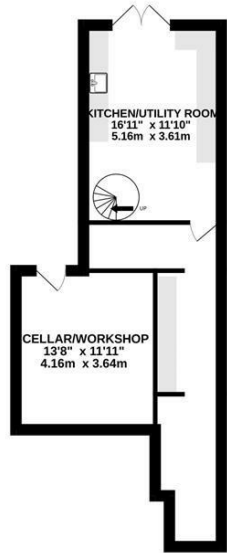
## Vendor's Comments

"The house is perfectly situated. It has given my sons the best starting point in a great area of Bristol, close to good schools, great neighbours, a co-op(!) with coffee shops, tapas bars and a cinema nearby and just a few minutes' walk to the centre of town. The driveway is a godsend. The house has been very loved over our 21 years here and all improvements have been professionally done and sensitive to the character of the property. Every room gets flooded with natural light and the accommodation is very well arranged over the four floors.

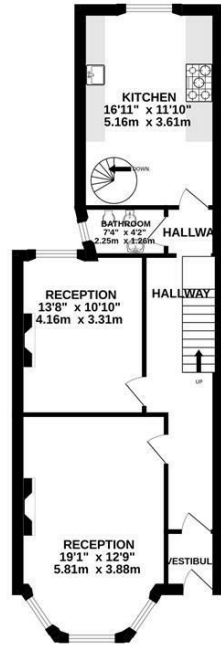
The south facing garden is private and tranquil and a veritable suntrap. I designed the pond so that one can move around the garden with the movement of the sun. The workshop has potential to be converted and could be accessed from inside the house."



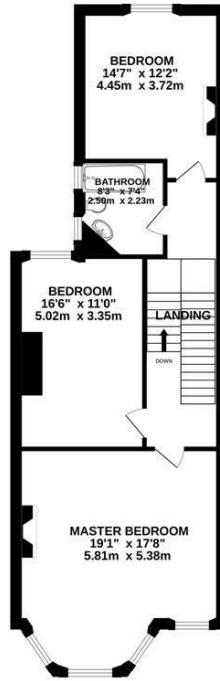
BASEMENT  
542 sq.ft. (50.3 sq.m.) approx.



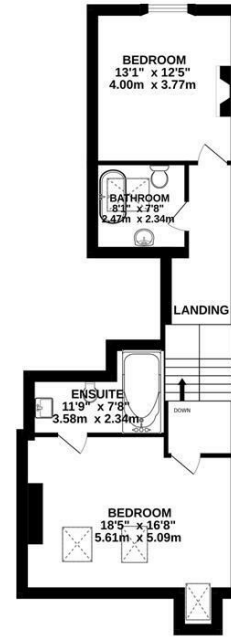
GROUND FLOOR  
760 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
824 sq.ft. (76.5 sq.m.) approx.

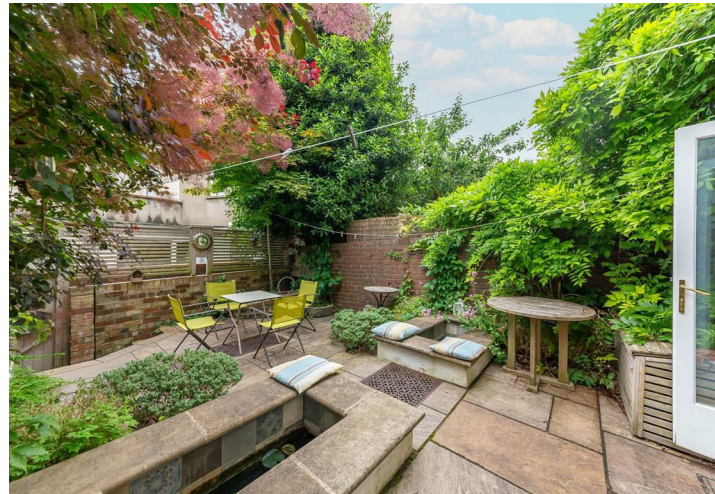


2ND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2803 sq.ft. (260.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A handsome five-bedroom family home
- Three bathrooms
- Two/three reception rooms
- Off-street parking to front
- An abundance of original detailing throughout the property
- A landscaped rear courtyard garden with rear access
- In a convenient location close to the centre, Whiteladies Road and Gloucester Road
- Offered with no onward chain

**Guide Price:** £1,075,000

**Tenure:** Freehold

**Council Tax Band:** E

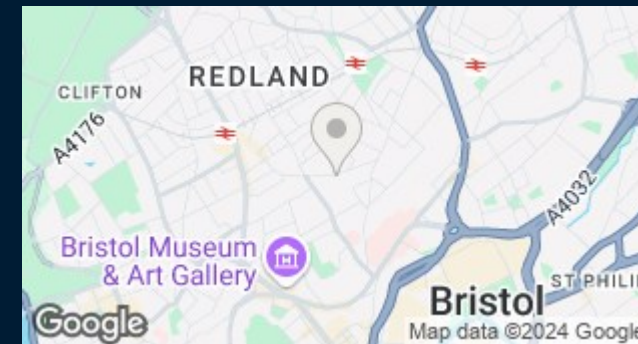
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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