



1 Trelawney Road, Cotham
Guide Price £750,000

RICHARD
HARDING



1 Trelawney Road,

Cotham, Bristol, BS6 6DX

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An incredibly rare opportunity to purchase this beautiful Grade II listed two storey home which enjoys off-street parking and a spectacular, large (130ft max) rear and side gardens.

Key Features

- Priced to reflect its exciting potential for one to comprehensively renovate and personalise to suit taste and requirements.
- Offered with no onward chain, making a prompt and convenient move possible.
- Ample accommodation arranged over 2 floors including 3/4 bedrooms, 1/2 reception rooms, a sociable kitchen/breakfast room, 2 bath/shower rooms, a workshop with adjoining cellar and access to wonderful gardens.
- Occupying an elevated position, on a well-regarded side road on the border of Cotham and Redland, near to the superb cafes and restaurants of Cotham Hill and Whiteladies Road. Clifton and Redland train stations and Cotham Gardens Park are also close by.
- To be sold for the first time in almost fifty years, this enticing and conveniently located character home offers enormous potential.





GROUND FLOOR

APPROACH: via garden gate, into a good sized front garden with steps and pathway descending to gated side access to the fabulous wrap-around gardens. There is also a driveway with off-street parking for a city car and this leads onto a timber garage/store. Leading up to the house there is a beautiful stone architrave surrounding the original front door which opens to:-

ENTRANCE HALLWAY: fuse box, electricity meters, an original staircase descending to the lower ground floor level and period doors leading off to:-

SITTING ROOM: (15'10" x 12'3") (4.83m x 3.73m) a good sized reception room with high ceilings, picture rail, exposed floorboards, period radiator and elegant French doors with working wooden shutters offering an incredible outlook over the rear gardens with views over rooftops of neighbouring buildings.

BEDROOM 1: (16'9" x 12'11") (5.11m x 3.93m) double bedroom with beautiful period sash window to the rear elevation with working wooden shutters, high ceilings, recessed storage cupboards.

BEDROOM 2: (13'3" x 9'5") (4.04m x 2.87m) sash window to side elevation overlooking the generous side gardens, radiator, loft hatch and door accessing recessed storage cupboard. Door connecting through to adjoining bedroom.

BEDROOM 4: (10'4" x 9'5") (3.16m x 2.86m) a useful room adjoining bedroom 2 with radiator, picture rail and sash window to front elevation overlooking the front garden. Could easily be used as a dressing room/walk-in wardrobe, study or an occasional bedroom.

BEDROOM 3: (10'2" x 8'2") (3.09m x 2.48m) double bedroom with radiator and large sash window to the front elevation overlooking the front garden and pleasant street scene.

BATHROOM/WC: white suite comprising panelled bath, low level wc, pedestal wash basin, radiator and window to front elevation.

LOWER GROUND FLOOR

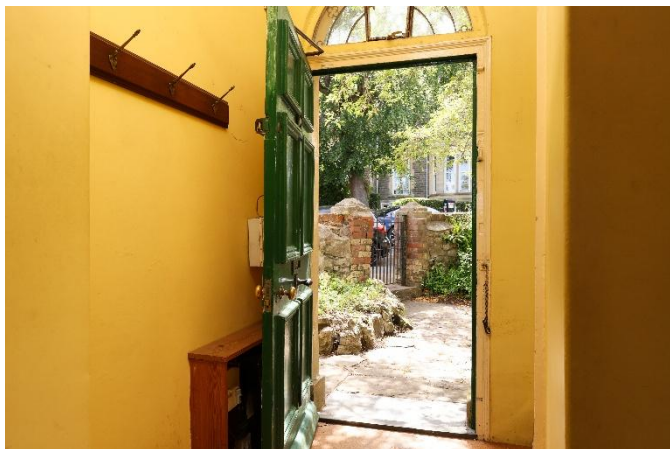
LANDING: a central landing with doors off to:-

DINING ROOM: (12'8" x 10'9") (3.87m x 3.27m) a second reception room with large sash window to the rear elevation with working wooden shutters and offering a glorious outlook onto the rear garden. Exposed floorboards, recessed storage cupboard and period style radiator.

KITCHEN/BREAKFAST ROOM: (15'10" x 11'8") (4.83m x 3.56m) a good sized sociable space with a beautiful period fireplace, a rustic range of base kitchen units with wood block worktop and double stainless steel sink and drainer unit. Ample space for dining furniture. Recessed larder/storage cupboard with built-in shelving. Period style radiator, high ceilings with ceiling coving and picture rail and a large sash window to the rear elevation with working wooden shutters.

WORKSHOP/HOBBY ROOM: (20'1" x 11'5") (6.12m x 3.47m) used as a workshop for many years, but has further potential to be repurposed to suit one's requirements with window to the side elevation, a floor standing gas boiler and door accessing:-

CELLAR/STOREROOMS: (12'2" x 7'8") (3.70m x 2.34m) a vaulted cellar/storeroom with arched ceiling and window to the front elevation, built-in shelving and a gas meter. A step leads to a further storage space (9'7" x 7'4") (2.99m x 2.24m).



OUTSIDE

FRONT GARDENS, OFF-STREET PARKING & STORAGE GARAGE: the property has the advantage of a reasonable sized front garden, an off-street parking space for a city car and a timber framed storage garage with gated access through to:-

REAR & SIDE GARDEN: the property enjoys an incredible wrap-around garden plot of a scale rarely seen in period properties, offering complete privacy and plenty of afternoon and evening sunshine due to its elevated position. The garden is currently wilded but could be landscaped to suit individual requirements. There is a generous paved seating area closest to the property. Rear garden measures (**130ft** reducing to **37ft x 65ft**) (**21.32m** reducing to **11.27m x 19.80m**).

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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:

1. **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.
2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.





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Approximate Gross Internal Area = 1802.63 sq ft / 167.47 sq m
(Excluding Garage)

Garage Area = 85.14 sq ft / 7.91 sq m

Total Area = 1887.77 sq ft / 175.38 sq m



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