



2 Victoria Walk, Cotham
Guide Price £1,250,000

RICHARD
HARDING



2 Victoria Walk,

Cotham, Bristol, BS6 5SR

RICHARD
HARDING

A handsome large (3,602 sq. ft) 6 bedroom Victorian semi-detached family home full of original character features, enjoying beautiful front and rear gardens, a spacious coach house style garage **PLUS** flexible lower ground floor accommodation with its own private entrance.

Key Features

- Enjoyed by the current owners for over 30 years, this fine period home is drenched in character and Victorian features including large sash windows, stained glass doors, fireplaces, etc., with generous proportions throughout.
- Versatile lower ground floor accommodation, currently used as a large 1 bedroom apartment, but could be re-integrated into the main body of the house, depending on one's requirements.
- Incredibly convenient and central location in Cotham, making access to the city, Gloucester Road and all central areas of Bristol easy, whilst also being within half a mile of many central schools including Cotham, Montpelier & BGS. Cotham Gardens Park and Redland train station are also nearby.
- **Accommodation:** 6 bedrooms, 2 reception rooms, 2 bath/shower rooms and a ground floor cloakroom/wc, plus an independently accessed large 1 bedroom lower ground floor flat.
- **Outside:** the property has the rare advantage of a large coach house style garage, which can accommodate the owners' camper van plus additional workshop and storage area. The coach house leads out onto an incredibly pretty walled rear garden and there is an equally pretty front garden with plenty of plant life and seating area.
- An impressive and captivating Victorian family home with many original architectural features and ample accommodation.





GROUND FLOOR

APPROACH: via attractive stone pillars and a garden gate, with a pathway meandering up beside the pretty front garden to a set of stone steps leading up to the attractive main entrance to the property. Pathway leading beside this to the independent lower ground floor entrance.

ENTRANCE VESTIBULE: an original flagstone floor, beautiful stained glass window to side, period stained glass doors leading off to a ground floor cloakroom/wc and through into the main entrance hallway.

ENTRANCE HALLWAY: a beautiful original staircase sweeping up to the first floor landing, high ceilings with original ceiling corning and impressive archway. Door accessing an understairs cloaks area and additional staircase which has been capped at the bottom but could be re-opened to connect the lower ground floor accommodation into the property. Window to side and a radiator. Doors off to the sitting room, reception 2/dining room and kitchen.

SITTING ROOM: (rear) (19'5" x 15'2") (5.91m x 4.62m) a wonderful large sitting room with impressive high ceilings, original ceiling corning and central ceiling rose, picture rail, a beautiful marble period fireplace, exposed stripped floorboards and a radiator. Two sash windows with working wooden shutters to rear, overlooking the rear garden and coach house garage.

RECEPTION ROOM 2/DINING ROOM: (front) (19'0" x 12'10") (5.79m x 3.91m) a bay window comprising three sash windows, high ceilings with original ceiling coving, ceiling rose and picture rail, exposed stripped floorboards, radiator and a feature fireplace.

KITCHEN: (9'3" x 6'0") (2.82m x 1.84m) a compact and charming kitchen with shaker style hand built painted kitchen units with woodblock worktop over and inset 1 ½ bowl sink and drainer unit, parquet wood flooring, open shelving and a tall sash window to front.

CLOAKROOM/WC: low level wc, pedestal wash basin, window to side, parquet style wood flooring, radiator and built-in shelving to alcove.

FIRST FLOOR

LANDING: a central landing with staircase continuing up to the second floor, exposed stripped floorboards. Doors off to bedroom 1, bedroom 2, bedroom 3 and a family bathroom.

BEDROOM 1: (front) (19'7" x 15'0") (5.96m x 4.58m) a large double bedroom spanning the width of the house with high ceilings, ceiling corning, picture rail, exposed stripped floorboards, sash windows to front and a radiator. Corner airing cupboard housing lagged hot water tank and built-in shelving.

BEDROOM 2: (rear) (15'2" x 10'10") (4.60m x 3.52m) a double bedroom with high ceilings, ceiling coving, picture rail, period fireplace. Sash window to rear with partial cityscape views over Cotham and Bishopston. Built-in cupboard to chimney recess and a radiator. Door connecting through to bedroom 3, providing flexibility for it to be used as a dressing room, nursery etc.

BEDROOM 3: (rear) (10'11" x 7'7") (3.34m x 2.30m) high ceilings with ceiling coving, picture rail, feature fireplace and a radiator. Large sash window to rear, offering partial cityscape views over Cotham and Bishopston.

FAMILY BATHROOM/WC: white suite comprising panelled bath with mixer taps and system fed shower over, low level wc and pedestal wash basin, stained glass sash window to side and further small period arched window, heated towel rail and stripped floorboards.

SECOND FLOOR

LANDING: a central landing with exposed stripped floorboards, feature circular rooflight panel providing some borrowed light through from the roof space above, filling the landing and stairwell with some natural light. Doors off to bedroom 4, bedroom 5, bedroom 6 and shower room. Useful recessed storage room off the landing with built-in shelving and Velux window.

BEDROOM 4: (front) (15'3" x 11'6") (3.64m x 3.50m) currently used as a top floor sitting room; a pretty room with ceiling coving, picture rail, period fireplace, radiator and dormer to front with sash window. There is a loft hatch accessing the roof space.

BEDROOM 5: (rear) (15'2" x 11'7") (4.61m x 3.52m) a double bedroom with ceiling coving, period fireplace and a radiator. Dormer with sash window to rear offering breathtaking cityscape views over neighbouring properties towards Bishopston and St Andrews.

BEDROOM 6: (front) (10'7" x 8'2") (3.23m x 2.50m) a smaller double bedroom with sash window to side, exposed stripped floorboards and a radiator.

SHOWER ROOM/WC: a generous shower room with an oversized walk-in shower enclosure with system fed shower, low level wc, wash hand basin set into a woodblock counter, sash window to side.

LOWER GROUND FLOOR

Versatile lower ground floor accommodation, currently used as a large 1 bedroom flat, perfect for dependent relatives or for a lodger etc., however the bottom of the staircase could be re-instated from the main body of the house and could be re-integrated into the body of the property. The independent entrance to the lower ground floor is accessed from the side pathway and comes into an entrance lobby with period tiled flooring, a cellar recess, perfect for bicycles etc. and part glazed door into the central hallway.

HALLWAY: a central entrance hallway where the staircase would descend into the lower ground floor, if re-instated. Doors lead off to a reception room, a double bedroom, a lower ground floor kitchen and an understairs recess.

RECEPTION ROOM: (front) (18'6" x 12'4") (5.64m x 3.76m) a large bay fronted sitting room with three sash windows overlooking the front garden with working wooden shutters, tiled 1930s fireplace, built-in bookshelving and display cabinet to one of the chimney recesses. Exposed stripped floorboards and a radiator.



BEDROOM: (rear) (19'5" x 14'7") (5.92m x 4.44m) a double bedroom with built-in cupboards to chimney recesses, 1930s tiled fireplace and a radiator. Large sash window to rear with working wooden shutters, overlooking the rear garden. Door accessing:-

En-Suite Bathroom/WC: a newly installed bathroom comprising a panelled shower bath with glass shower screen, central mixer taps and system fed shower over, low level wc, pedestal wash basin, part tiled walls, window to side and a radiator.

OUTSIDE

FRONT GARDEN: a pretty front garden with lawned section, box hedging framing the pathway through to the entrance to the property, ornamental garden beside, attractive stone front boundary walls with lattice stonework and impressive stone pillars, pathway with gate accessing the rear garden.

REAR GARDEN: (47ft max depth x approximately 30ft across, including coach house garaging) (14.33m x 9.14m) a pretty rear garden with flower borders containing various plants, shrubs and trees, lawned strip and a door accessing a gardener's wc. Steps leading down to an attractive sunken courtyard seating area with outdoor lighting, raised flower border and door accessing the coach house garage. Further door accesses:-

UTILITY ROOM: (11'4" x 4'11") (3.45m x 1.51m) plumbing and appliance space for washing machine and dryer, Belfast style sink, tiled floor, part tiled walls and a radiator.

GARAGE/COACH HOUSE: (26'11" x 12'7") (8.20m x 3.94m) an impressive coach house style garage with doors out onto Sydenham Road behind, where there is a dropped kerb. The garage is large and tall enough to accommodate the owners Volkswagen camper van with ample space around for bicycles, camping equipment, storage etc. The garage has power, light and natural light provided by windows to side.

RESIDENTS PARKING: as well as having a generous garage the property falls in a residents parking permit zone and permits are available from Bristol City Council for an annual fee.

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:

- 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.

- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Victoria Walk, Cotham, Bristol BS6 5SR

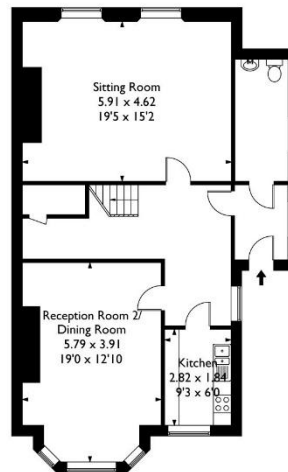
Approximate Gross Internal Area 304.9 sq m / 3281.9 sq ft

Garage Area 31.5 sq m / 338.9 sq ft

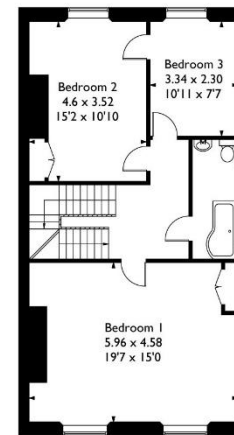
Total Area 336.4 sq m / 3620.8 sq ft



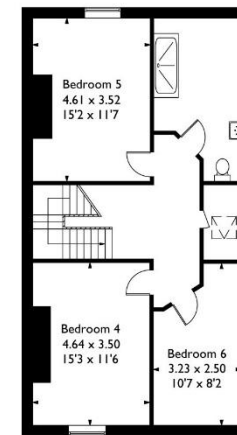
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.