

MAGGS & ALLEN

TRELAWNEY STABLES, 20 TRELAWNEY ROAD

COTHAM, BRISTOL, BS6 6DZ

Guide Price £800,000

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Trelawney Stables has been a staple landmark in this leafy suburb since the mid 1800's. In various guises such as; a Georgian stable, a Victorian stable/Billiard room, a fateful WW2 bombing casualty, an infill block of 1950's garages and to this present day; an expertly-crafted home designed for space, versatility and natural light.

Ground Floor

From Trelawney Road, wooden bi-folding doors open into an entrance hall, providing access to the garage - housing a utility area - as well as an original front door to the accommodation.

Entering into the internal hallway, you are greeted by a light-filled, welcoming space with tiled floors, stone walls and a winding staircase ascending to the first floor landing. The sitting room is located off the hall, and benefits from solid wood parquet flooring and a fireplace with a wood-burning stove and brick surround. The entirety of the ground floor benefits from underfloor heating.

A family bathroom is also located on this floor, and has been tastefully fitted with rustic tiles, a toilet, sink with wall-mounted taps and a bath with mains shower over. A cleverly-fitted skylight above the bath fills the space with ambient light.

First Floor

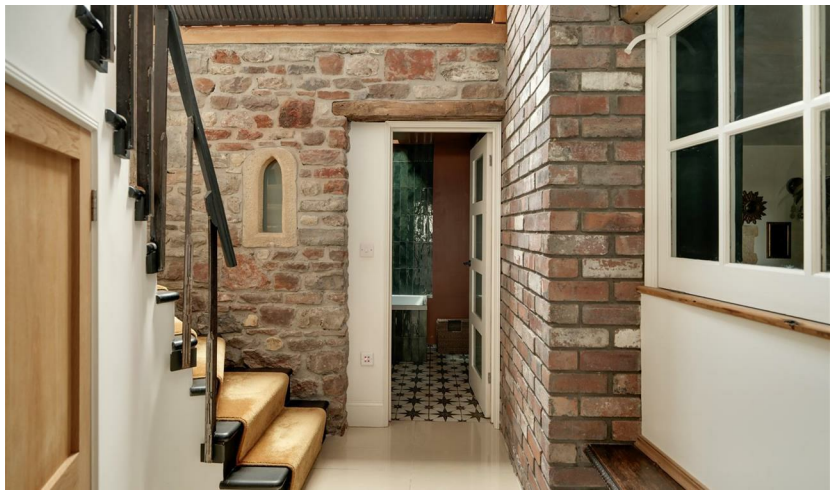
The staircase rises to a beautiful, galleried landing with exposed beams, decorative iron railings and period, wooden doors.

This leads through to the kitchen, which has been carefully designed with a range of storage shelves and nooks, and comprises a range of base and wall-mounted units with quartz worktops, as well as a range of integrated appliances including; an electric oven and grill, five-ring gas hob, dishwasher, circular sink and drinks cooler. The space boasts stripped floorboards throughout, and three windows overlooking Trelawney Road.

The kitchen flows through to a stunning dining area, with underfloor heating and a vaulted glass roof with exposed beams allowing for an abundance of natural light to flood the room throughout the day. The floors are fully tiled, and a large, double-glazed sash window frames the courtyard garden beautifully. From here, a staircase rises to the second floor, and a solid wood door opens to the garden.

Two double bedrooms can also be found on this floor; the third bedroom sits at the front elevation, with a window providing leafy views of Trelawney Road that can be closed off with an original shutter. The second bedroom is adjacent, with a few shallow steps leading to a fantastic en suite shower room with tiled floors, herringbone tiled walls, and a suite of toilet, sink with vanity unit and large shower cubicle. A skylight ensures the space is well-lit constantly.







Second Floor
The second floor offers a private master suite, with the staircase ascending to a long landing area, with solid wood fitted wardrobes spanning its entire length.

At the end of the hall, a wooden door opens to the main bedroom; a spacious double, with a skylight above and a window to the side providing a pleasant, rural aspect. Access is available to useful eaves storage.

Externally
The façade retains a sense of its original life as stables, combining red brick with wood cladding to create an attractive front elevation. Directly in front of the garage door, a dropped kerb ensures guaranteed on-street parking.

A tranquil, south-easterly facing courtyard provides an ideal space for entertaining, and enjoys natural sunlight throughout the morning and afternoon. The garden is primarily laid to patio, with slatted fencing to its borders.

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, adding to the neighbourhood's appeal. Green spaces like Cotham Gardens provide residents with peaceful retreats within the urban setting.

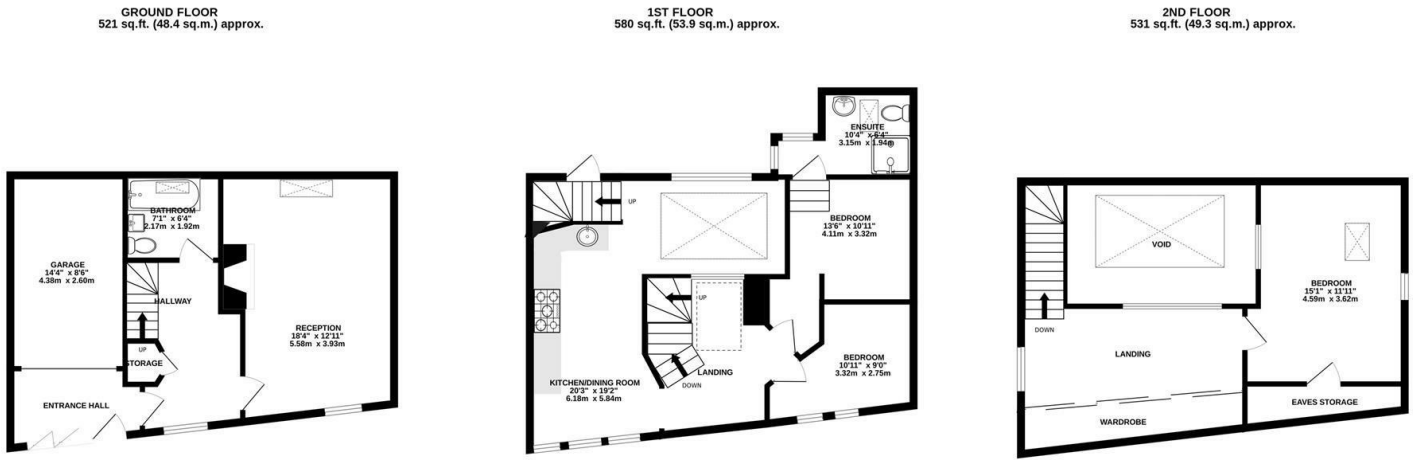
Centrally located, Cotham provides easy access to Bristol's city centre, offering both historic charm and convenient connectivity to amenities and transportation.

Schools
Cotham School - 0.08 miles
Cotham Gardens Primary School - 0.18 miles
Bristol Grammar School - 0.46 miles
Montpelier High School - 0.5 miles













- A phenomenal piece of architecture, rebuilt in 2008
- Three double bedrooms, including a spacious master suite
- Ground floor sitting room with wood-burning stove
- A bright and generous kitchen/dining space with skylights
- Beautiful features retaining throughout, blended with high quality modern fittings
- Family bathroom and en-suite shower room
- Sunny, patio garden with a private feel
- Garage with utility area

Guide Price: £800,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

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.

MAGGS & ALLEN















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