



7 Cotham Lawn Road, Cotham
Guide Price Range £1,565,000

RICHARD
HARDING



7 Cotham Lawn Road,

Cotham, Bristol, BS6 6DU

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A most impressive and generously proportioned Victorian semi-detached family house, of circa 4,345 sq. ft., with 7 double bedrooms, 3 reception rooms, 3 bath/shower rooms, gated off street parking, mature lawned rear garden and double garaging.

Key Features

- Retaining a wealth of character and affording lovely views to the rear over Redland
- Highly prized location close to Cotham Gardens Park - very central and convenient with so much in reasonable walking distance. Easy for Whiteladies Road, main hospitals, university, city centre. Cotham School, Cotham Gardens Primary and SS Peter and Paul RC Primary schools are all nearby. A range of high-quality independent schools available in the area - the nearest, Bristol Grammar School and QEH are within 0.75 and 1 miles respectively.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, study, drawing room, kitchen/breakfast room, butler's pantry, inner hall, cloakroom, separate wc.
- **Lower Ground Floor:** utility room, hall, three storerooms.
- **First Floor:** part galleried landing, 4 double bedrooms (one with en-suite shower room), family bath/shower room, separate wc.
- **Second Floor:** part galleried landing, 3 further double bedrooms, laundry room, additional bathroom. bedroom. Loft room with scope for enhancement (subject to consents).
- **Outside:** front garden, gated off-street parking for one car, 90ft well-stocked rear garden with potting shed and sitting out areas. Double garaging accessed from Trelawney Road.
- A much loved family home now to be sold publicly for the first time in more than seventy years, having been in our client's ownership since 1989.





GROUND FLOOR

APPROACH: a dwarf stone wall with wrought iron railings and clipped hedge, bi-folding wrought iron vehicular gates open onto a brick paved driveway with pathway running alongside the house to an open-fronted porch. Solid wood panelled front door with fanlight, opens to:-

ENTRANCE VESTIBULE: tessellated tiled flooring, tall moulded skirtings, dado rail, picture rail, simple moulded cornicing, ceiling light point. Part stained glass wood panelled door with matching side panels and overlights, opens to:-

RECEPTION HALL: (19'6" x 8'3") (5.94m x 2.51m) a most impressive introduction, having an elegant and wide turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles, which enjoys natural light via skylight window on the second floor. Exposed wooden floorboards, tall moulded skirtings, dado rail, ornate moulded cornicing, ornate central ceiling arch, radiator, three ceiling light points. Panelled doors with moulded architraves (some with stained glass overlights) open to:-

SITTING ROOM: (21'0" x 13'8") (6.40m x 4.17m) virtually full width bay window to the front elevation comprising five sash windows and overlights. Central open fire with slate surround and hearth plus ornately carved mahogany mantelpiece. Tall moulded skirtings, picture rail, simple moulded cornicing, two radiators, ceiling light point.

STUDY: (15'7" x 10'11") (4.75m x 3.34m) a pair of sash windows to front elevation with overlights. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and ornately carved mahogany mantelpiece. Recesses to either side of the chimney breast (one with fitted bookshelving), tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, two radiators.

CLOAKROOM: a continuation of the exposed wooden floorboards, sash window to side elevation, tall moulded skirtings, generous coat hooks, picture rail, ceiling light point. Door to:-

SEPARATE WC: original eye level flush wc, wall mounted wash hand basin with hot and cold water taps, obscure glazed sash window to the side elevation, radiator, dado rail, ceiling light point.

DRAWING ROOM: (21'4" x 13'11") (6.49m x 4.25m) having a pair of tall sash windows overlooking the rear garden. Central period fireplace with open fire, cast iron surround, slate hearth and ornately carved mahogany mantelpiece. Tall moulded skirtings, picture rail, simple moulded cornicing. Ornate ceiling rose, four ceiling light points, two radiators. Part glazed wood panelled double doors with steps down to:-

KITCHEN/BREAKFAST ROOM: (25'5" x 13'10") (7.75m x 4.22m) shaker style base and eye level units combining drawers, cabinets and shelving. Roll edged tiled worktop surfaces with upstands and splashback tiling. Double stainless steel sink with draining board to side and swan neck mixer tap over. Dual aspect with two double glazed sash windows overlooking the rear garden and further double glazed sash window to the side elevation. Gas double oven with 4 ring gas hob and pull-out extractor hood. Space for dishwasher and undercounter freezer. Integral undercounter fridge. Peninsular island. Exposed wooden floorboards, three radiators, two ceiling light points and inset ceiling downlights, plus Velux window. Impressive York Minster stone mantelpiece with gas fired Aga set into chimney breast with tiled surround. Original Welsh dresser combining drawers, cabinets and shelving. Internal multi-paned window through to the Butler's Pantry. Wooden double glazed double doors with overlight overlooking and opening externally to the rear garden. Part glazed wood panelled door opens to:-

INNER HALL: moulded skirtings, dado rail, two ceiling light points, radiator. Shallow flight of steps with panelled door returning to the reception hall. Further door with steps descending to the cellar. Panelled door with moulded architraves opens to:-

BUTLER'S PANTRY: (9'5" x 4'6") (2.87m x 1.37m) original Welsh dresser combining drawers, cabinets and shelving. Aforementioned internal multi-paned window through to the kitchen/breakfast room. Original Belfast style sink with cabinet below and draining board to side. Ceiling light point.

CELLAR:

UTILITY ROOM: (15'5" x 8'11") (4.70m x 2.72m) tiled flooring, base and eye level cabinets, roll edged tiled worktop surfaces, stainless steel sink with draining board to side, fitted shelving, inset ceiling downlights, radiator. Access to undercroft storage. Further storage cupboard. Open walkway through to:-

INNER HALL: tiled flooring, moulded skirtings, inset ceiling downlights, built-in cupboard. Part obscure glazed wood panelled door opening externally to the rear garden. Doors to:-

PLANT ROOM: (8'11" x 7'1") (2.72m x 2.15m) tiled flooring, radiator, built-in shelving, wall light point. Wall mounted gas fired boilers.

STOREROOM: (8'10" x 4'11") (2.69m x 1.49m) window to side elevation, tiled flooring, panelled walls to dado height, radiator, ceiling light point.

WORKSHOP: (9'3" x 8'11") (2.83m x 2.72m) tiled flooring, inset ceiling downlights, window to side elevation, double power socket.

FIRST FLOOR

PART-GALLERIED LANDING: part-galleried over the stairwell with mahogany handrail and ornately carved spindles, enjoying plenty of natural light via the aforementioned skylight window. Halfway landing with bedroom 3 at this level and walk-in airing cupboard. Moulded skirtings, dado rail, ornate central ceiling arch, simple moulded cornicing, two ceiling light points. A turning staircase ascends to the second floor with handrail and ornately carved spindles. Panelled doors with moulded architraves open to:-

BEDROOM 1: (17'7" x 13'8") (5.35m x 4.17m) a pair of double glazed sash windows to the front elevation, built-in wardrobes with cupboards above, moulded skirtings, picture rail, simple moulded cornicing, ceiling light point. Internal door through to bedroom 4. Panelled door with moulded architraves opens to:-

En-Suite Shower Room/WC: low level flush wc, washstand with basin plus cupboards and drawers below, built-in shower cubicle with built-in shower unit and handheld shower attachment, obscure glazed sash window to side elevation, radiator, picture rail, ceiling light point. Panelled door with moulded architraves returns to part-galleried landing.

BEDROOM 2: (15'9" x 13'11") (4.80m x 4.25m) having a pair of sash windows overlooking the rear garden with radiator below. Moulded skirtings, picture rail, simple moulded cornicing, additional radiator, ceiling light point.



BEDROOM 3: (18'8" x 13'11") (5.70m x 4.25m) a pair of sash windows overlooking the rear garden, period fireplace with recesses to either side of chimney breast, wash hand basin, moulded skirtings, simple moulded corning, ceiling light point.

BEDROOM 4: (15'7" x 11'3") (4.76m x 3.44m) having a pair of double glazed sash windows to front elevation with radiator below. Ornate tiled fireplace with recesses to either side of chimney breast (one with double opening wardrobe and the other with fitted shelving), moulded skirtings, picture rail, simple moulded corning, ceiling light point. Internal door through to bedroom 1.

SEPARATE WC: original high flush wc, wall mounted wash basin with hot and cold water taps and splashback tiling, obscure glazed sash window to the side elevation, moulded skirtings, radiator, dado rail, ceiling light point.

FAMILY SHOWER ROOM/WC: tiled panelled bath, washstand with basin and cabinet below, built-in shower cubicle with shower unit and handheld shower attachment. Moulded skirtings, radiator, dado rail, obscure glazed sash window to side elevation, inset ceiling downlights.

SECOND FLOOR

PART GALLERIED LANDING: part galleried over stairwell with aforementioned skylight and additional Velux-style window. Moulded skirtings, night storage heater, ceiling light point. Panelled doors with moulded architraves open to:-

BEDROOM 5: (16'3" x 14'4") (4.96m x 4.37m) two sash windows to the rear elevation, wash basin with hot and cold water taps, ornate cast iron fireplace with recesses to either side of chimney breast, moulded skirtings, radiator, ceiling light point.

BEDROOM 6: (17'7" x 13'8") (5.35m x 4.16m) a pair of double glazed sash windows to the front elevation, central tiled fireplace, moulded skirtings, canopied ceiling with exposed beam and ceiling light point, Fischer electric radiator.

BEDROOM 7: (13'2" x 11'5") (4.02m x 3.49m) dormer style window to the front elevation, chimney breast with recesses to either side, moulded skirtings, night storage heater, night storage heater, fitted bookshelving.

LAUNDRY ROOM: (8'4" x 5'7") (2.54m x 1.70m) base and eye level units, worktop surface, stainless steel sink with draining board to side, electric radiator, ceiling light point, Velux window.

BATHROOM/WC: part restricted head height with Velux window to side elevation. Panelled bath with taps plus wall mounted electric shower and handheld attachment. Pedestal wash basin. Low level flush wc. Wood-effect flooring, majority tiled walls, shaver point, ceiling light point.

LOFT ROOM: with Velux window and offering scope for further development, subject to necessary consents.

OUTSIDE

FRONT GARDEN: set behind a clipped hedge border, there is a level section of lawn with deep shrub borders and established pink flowering rose.

GATED OFF-STREET PARKING: brick pavioured driveway parking for one car with external lighting. A pathway then leads alongside the house to an open-fronted porch with panelled door and direct access to:-

REAR GARDEN: (90'0" x 31'0") (27.43m x 9.45m) immediately to the rear and accessed via the kitchen/breakfast room and cellar, there is a paved patio with ample space for garden furniture, useful garden store (7'10" x 5'3") (2.38m x 1.60m) and side return gated access to the driveway. A shallow flight of steps then descends to the main section of the garden, which is level and principally laid to lawn, including a section of wild garden, having deep shrub borders to either side exhibiting a plethora of colour with flowering plants, mature shrubs and specimen trees. There is an Edwardian potting shed with panelled door, leaded light windows and open-vaulted. At the tail end of the garden, which backs directly onto Trelawney Road, there is a paved patio with space for outside furniture, potted plants and barbecuing etc. All enclosed by stone walls and an assortment of climbing plants. Steps then descend to:-

DOUBLE GARAGING: (20'0" x 7'9" and 18'11" x 9'3") (6.10m x 2.36m and 5.78m x 2.83m) accessed from Trelawney Road with a pair of part multi-paned obscure glazed sliding doors, plus personal door.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

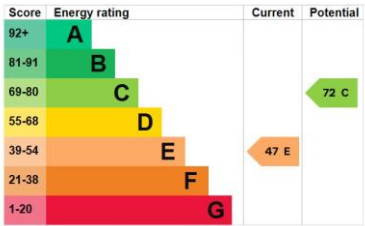
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: G

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.



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





Cotham Lawn Road, Cotham, Bristol BS6 6DU

Approximate Gross Internal Area 403.8 sq m / 4345.8 sq ft

Garage / Garden Store 33.7 sq m / 363 sq ft

Total Area 437.5 sq m / 4708.8 sq ft



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.