



HOPEWELL
SALES

£1,300,000 Freehold



Cotham Villa, Cotham, Bristol BS6

PROPERTY DESCRIPTION

Hopewell are privileged to bring this wonderful detached Victorian Villa to the market. Cotham Villa oozes the period features that one expects from a fine family home of this high calibre. The high ceilings are dressed with ceiling mouldings that complement the deep skirting and architrave. The double bay windows allow light to cascade into the property, and the stained glass windows that are liberally distributed throughout the property add interest and a feeling of class to this lovely family home.

Cotham Villa occupies a commanding raised plot on Victoria Walk. The white render is set off superbly by the natural stone that encases the bay windows and envelopes the front door. The pitched roof is finished with tiles, and the ornate fascia boards again confirm the quality of this example of a Victorian Villa.

Refurbished within the last five years, the immaculately presented accommodation benefits from a classically Victorian proportions, but also boasts modern fixtures and fittings such as a contemporary kitchen, and an extremely high specification in the family bathroom. Features such as underfloor heating, contemporary fittings, and interesting murals add to the charm and comfort of living in such a wonderful historic building.

There are outside areas surrounding this family home, but of particular note are an area laid to lawn to the side of the property, and a landscaped seating area that is accessed from the kitchen breakfast via french patio doors. The property has the benefit of a large garage with an electronic up and over door that is accessed from Victoria Walk.

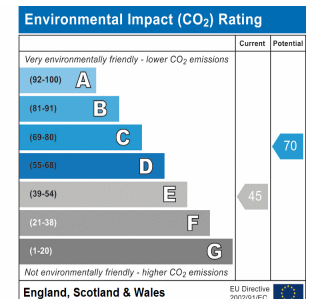
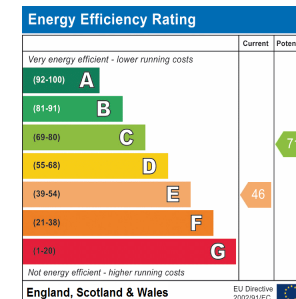
The lower ground floor of the property forms a one bedroom apartment that is currently let at £895 per calendar month. This offers many alternatives for any buyers of Cotham Villa as it can continue as a revenue stream, can offer self contained accommodation for a relative or staff, could easily be reclaimed as family accommodation for the main house, or could become a self contained office. Hopewell must stress that any changes will need the new owners to obtain the necessary consents.

Hopewell encourage all prospective purchasers to view this opportunity to acquire and live in a beautiful Victorian Villa, at the earliest opportunity, to avoid the obvious disappointment of missing out.



FEATURES

- Detached Double Bay Fronted Victorian Villa
- Family Home with Income Opportunity
- Four Double Bedroom Family Home
- One Bed Apartment, or Potential Self Contained Office (Subject to planning)
- Large Garage With Electric Door
- Beautifully Presented Generous Accommodation
- Wonderful Period Features
- Imposing Curb Appeal
- Ofsted "Good" Cotham Grammar School Catchment Area
- Completely Refurbished within the last 5 Years
- Popular Family Area
- Attractive Curb Appeal





ROOM DESCRIPTIONS

Approach

Cotham Villa enjoys an elevated position on Victoria Walk. From Victoria Walk there is a white entrance doorway, with marble name plate over sunk into the stone wall, giving access to the inner courtyard. To the side of the door is a large automatic electronically controlled up and over garage door. Once in the garage one can gain access to the inner courtyard via a side door in the garage.

The lower courtyard is mainly paved, with stairs ascending to the main house with cast iron handrail and balustrade with cast iron spindles, and there is a further small staircase ascending to the self contained apartment.

Once at the entrance to the main house you are greeted by a pair of wooden front doors with beautiful stained glass inserts. The wooden doors are enveloped by attractive stone lintel and mullions with a lovely period light over them, they lead to:

Ground Floor

Hallway:

There is a beautiful staircase with wooden hand rail and balustrade with ornate turned spindles that ascends to the first floor and beyond, winding its way through the heart of the property this really is a lovely feature. There is wooden side panelling to the staircase on the ground floor with useful storage under, deep skirting with matching architrave, high ceilings dressed with ornate cornice, the stripped wooden floors give a welcoming feeling, there is underfloor heating, numerous electrical sockets, a ceiling light point and light switch. Doorways lead to:

Dining Room:

5.9m x 3.6m (19' 4" x 11' 10") Bay window to the front aspect with double glazed sash windows, stripped wooden floors, deep skirting with complementing architrave, high ceilings with ornate ceiling cornice, ceiling rose, mural feature wall, underfloor heating, ceiling light point, numerous electrical sockets, and light switch, archway to:

Kitchen Breakfast Room:

4.2m x 3.37m (13' 9" x 11' 1") An archway from the dining room, French double glazed patio doors to the front aspect, a further doorway with glass insert to the rear, wall mounted controls for the underfloor heating, a contemporary fitted kitchen made up of a wide range of gloss white wall and base units with solid wooden work surfaces over is tiled to splash backs, further base units form an island with breakfast bar for informal dining, there is also a pod of full height units forming a modern take on a dresser, a modern stainless steel sink with drainer to side is serviced by a chrome finished mixer tap. There is an integral dishwasher, stainless steel electric over with a five ring gas hob above with a contemporary stainless steel chimney hood over.

Sitting Room

5.85m x 3.65m (19' 2" x 12' 0") Bay window to front aspect with double glazed sash windows, high ceilings dressed with ornate cornice, deep skirting with complementing architrave, a beautiful feature fireplace comprising of a log burner with ornate carved natural Stone mantle and surround sitting on a natural stone hearth. Archway to playroom that is finished in architrave, underfloor heating, TV point, data point, numerous electrical sockets, ceiling light point and light switch.

Playroom

2.72m x 2.17m (8' 11" x 7' 1") Circular feature window to the rear aspect with beautiful stained glass, stripped wooden floor, deep skirting with complementing architrave, archway to sitting room, that is finished in architrave, numerous electrical sockets, ceiling light point and switch, underfloor heating.

Cloakroom:

2.9m x 2m (9' 6" x 6' 7") Fully tiled with matching oversized floor and wall tiles, a beautiful circular window to the rear aspect enclosing a wonderful stained glass design and surrounded by contemporary turquoise mosaic tiling on the reveals. There is a matching modern white suite comprising of an integrated WC with a chrome finished flush plate forming a deep display shelf, a large contemporary designed feature wash hand basin, double cupboard with slated doors, Utility cupboard housing a gas fired boiler for the domestic hot water and central heating, plumbing for washing machine, ceiling mounted down lighters, light switch, underfloor heating.

Mezzanine

Half Landing

Stairs ascend to the first floor and descend to the hallway, ceiling cornice, high skirting with matching architrave, a charming alcove is adjacent to a door that leads to the:

Family Bathroom

5.9m x 2.15m (19' 4" x 7' 1") at maximum. Following the style of the cloakroom this is a stunning family bathroom with 2 arched sash windows to the rear aspect with lovely stained glass that is surrounded by turquoise contemporary mosaic tiles on the reveals, there is a mural on one wall adding to the character of this special bathroom. The generous bathroom is fully tiled with oversized tiles on the floor and ceiling, that create a walk in shower area with glass screen, the shower has a chrome finished control plate and oversized rose, a step up to the integrated contemporary bath with chrome finished mixer tap with hand held shower houses pin spotlights. The sink is wide, and sits on top of a wall mounted floating vanity unit with drawers and is serviced by a chrome finished mono block mixer tap, the integrated wall hung floating WC with chrome finished flush plate completes the matching white suite. There is a chrome finished heated towel rail, and an airing cupboard housing the water tank. Ceiling mounted down lighters light the room and there is an electrical shaving point and light switch.



First Floor

Landing

Large arched sash window to the front aspect, stairs ascending and descending, ceiling cornice, deep skirting with matching architrave, numerous electrical sockets, a double radiator, doorways to:

Bedroom 1

5.26m x 3.76m (17' 3" x 12' 4") into bay. A large double bedroom boasting a large bay formed with sash windows to the front aspect, deep skirting and architrave, numerous electrical sockets, ceiling light point, light switch, a wall comprising of three pairs of double wardrobes offering excellent storage, and a double radiator.

Bedroom 2

5.29m x 3.74m (17' 4" x 12' 3") into bay. A large double bedroom boasting a large bay formed with sash windows to the front aspect, deep skirting and architrave, numerous electrical sockets, ceiling light point, light switch, a wall comprising of three pairs of double wardrobes creating useful storage, and a double radiator.

Second Floor

Landing

Stairs descend, creating a gallery landing, velux window to the rear aspect, skirting and architrave, access to the loft, triple built in wardrobes, exposed beams, a ceiling light point with switch, and doorways to:

Bedroom 3

4.44m x 3.75m (14' 7" x 12' 4") A double bedroom with dormer window to the rear aspect, exposed beams, skirting and architrave, full width built in shelving offering excellent storage, ceiling mounted down lighters with light switch, numerous electrical sockets.

Bedroom 4

3.82m x 3.81m (12' 6" x 12' 6") A double bedroom with dormer window to the rear aspect, exposed beams, skirting and architrave, full width built in double wardrobes giving useful storage, ceiling mounted down lighters with light switch, numerous electrical sockets.

Outside

Cotham Villa benefits from two principle outside areas.

Lawned Garden

To the front, and wrapping around the side of the property is a level garden which is mainly laid to lawn with borders containing mature trees and shrubs.

Sundeck

Accessed via the french patio doors from the kitchen/breakfast room there is a large sundeck that wraps around the side of the house. The sundeck incorporates loungers/benched with a corner table, ideal for al fresco living, and winding away the summer evenings with a Gin and Tonic!

Garage

Accessed off Victoria walk via an electric up and over door Cotham Villa boasts a large garage with power and light and offers generous storage as well a large area for a family car. A side door enables the owners to drive in, park and access the courtyard without leaving the property.

1 Bedroom Apartment

The property benefits from a one bedroom apartment offering a useful income stream, or the potential subject to obtaining the relevant consents to reintroduce to the main residence or offer the opportunity for a self contained office. The very well presented accommodation consists of:

Living Room

5.8m x 3.15m (19' 0" x 10' 4") into bay. A bay window to the front aspect comprising of sash windows and the front door of the apartment. A fitted kitchen comprising of a range of wall and base kitchen units tiled splash backs with stainless steel cooker and hob, stainless steel sink drainer with mixer tap is defined by a tiled floor to one end of the room and a breakfast bar. The sitting area is defined by stripped wooden floors and has wall mounted electrical heating, a ceiling light point and numerous electrical switches and sockets. Doorway to:

Inner hallway

Tiled hallway with stripped wooden floors and a wall mounted electric heater leads to:

Utility Area

Tiled floor, rolfed edge laminate worktop over space and plumbing for a washing machine, doorway to leads to:

Shower Room

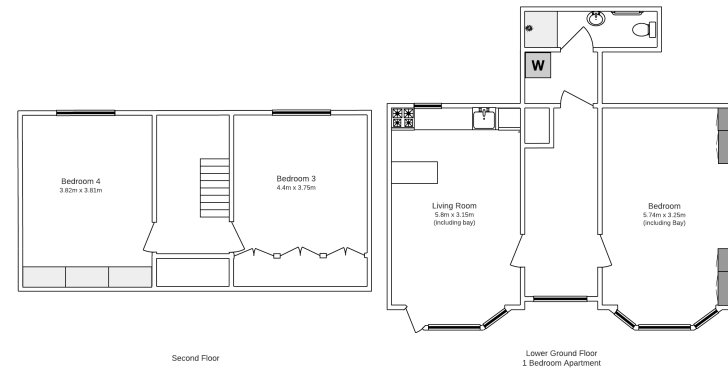
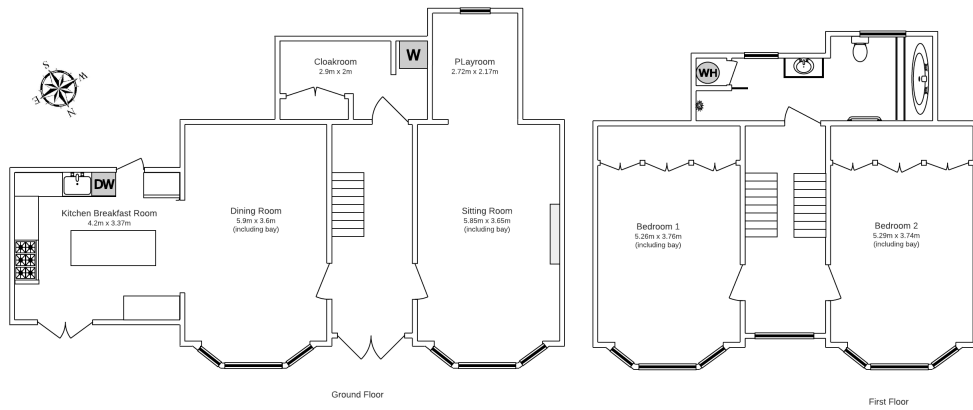
Fully tiled shower enclosure with glass screen, pedestal wash hand basin, heated chrome finished towel rail, low level WC.

Master Bedroom

5.74m x 3.25m (18' 10" x 10' 8") into bay. A bay window to the front aspect with sash windows, stripped floor, 2 pairs of built in wardrobes, wall mounted electric heater, wall lights, ceiling light, numerous electrical sockets.

FLOORPLAN

Floor Plan - Cotham Villa



Disclaimer: This plan and these particulars are for prepared for marketing purposes only. Hopewell Sales Ltd do not warrant any measurements or information contained within these particulars, or the structural condition of the property. No fixtures, fittings, services or equipment have been tested by Hopewell Sales Ltd. Information on the title has been supplied by the vendor and taken in good faith by Hopewell Sales Ltd. It is highly recommended that any buyer carries out detailed due diligence on all aspects of the property prior to purchase.