



elephant

£575,000

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5 Wellington Lane Montpelier, Bristol, BS6 5PY

"Mina Cottage" is an impressive Victorian home located on a quiet cul-de-sac within the heart of Montpelier. The property has plenty to offer including three bedrooms, a cosy sitting room, open plan kitchen/diner and an impressive glass extension leading to a circa 50ft westerly facing rear garden and an allocated parking space.

This period Victorian home is full of character yet has been upgraded to meet the demands of contemporary living. The accommodation comprises an entrance hall with access to the ground floor accommodation and stairs that lead to the first floor. To the front, a cosy living room benefitting from sash window. Sitting centrally, the kitchen/dining room that spans the full width of the property, which benefits from a range of wall and base units with wood worktops and ample space for appliances. Double doors lead to the light and bright glass extension, with french windows that overlooks to the rear garden while a side door leads to the garden. A downstairs utility comprises W/C, wash hand basin and space for a washing machine and tumble dryer, completes the ground floor accommodation.

Stairs rise to the first floor, where there are three bedrooms and a family bathroom. The principal bedroom is located to the front benefitting a sash window providing a pleasant outlook onto Wellington Lane. This bedroom further benefits wood floors and bespoke shelving within the alcoves. To the rear, the second double bedroom overlooks the mature rear garden while bedroom three shares the same aspect. The bathroom is located to the front and comprises a bath with shower over, wash hand basin and W/C.

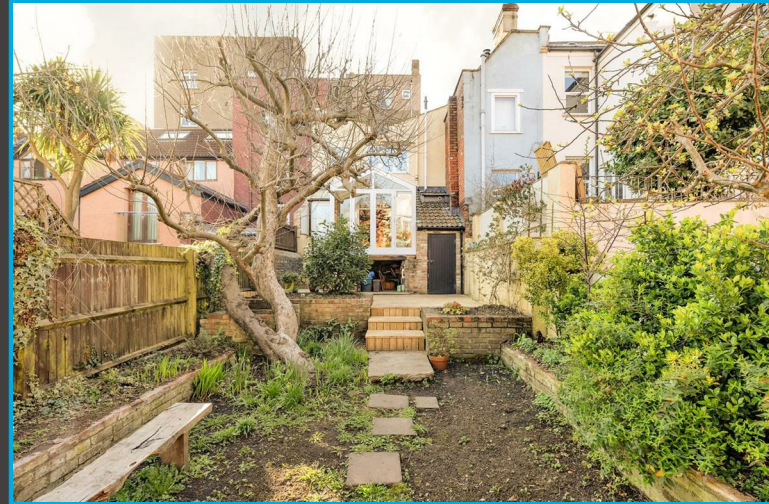
Externally, the property benefits from a Victorian facade and to the rear, a mature garden notable both for its size and tranquility - a real oasis in the heart of



the city. The garden is divided into three sections including an upper deck and brick flower beds, a central area with a large, productive cooking apple tree, and a rear deck spanning the full width of the garden with an array of raised flower beds, a mature ornamental cherry tree, more fruit trees, and a gate that leads to the allocated parking space, set within the Picton Mews development. The garden provides considerable additional storage including a large decked area which extends beneath the conservatory and a secure outbuilding, ideal for bikes and general garden equipment.

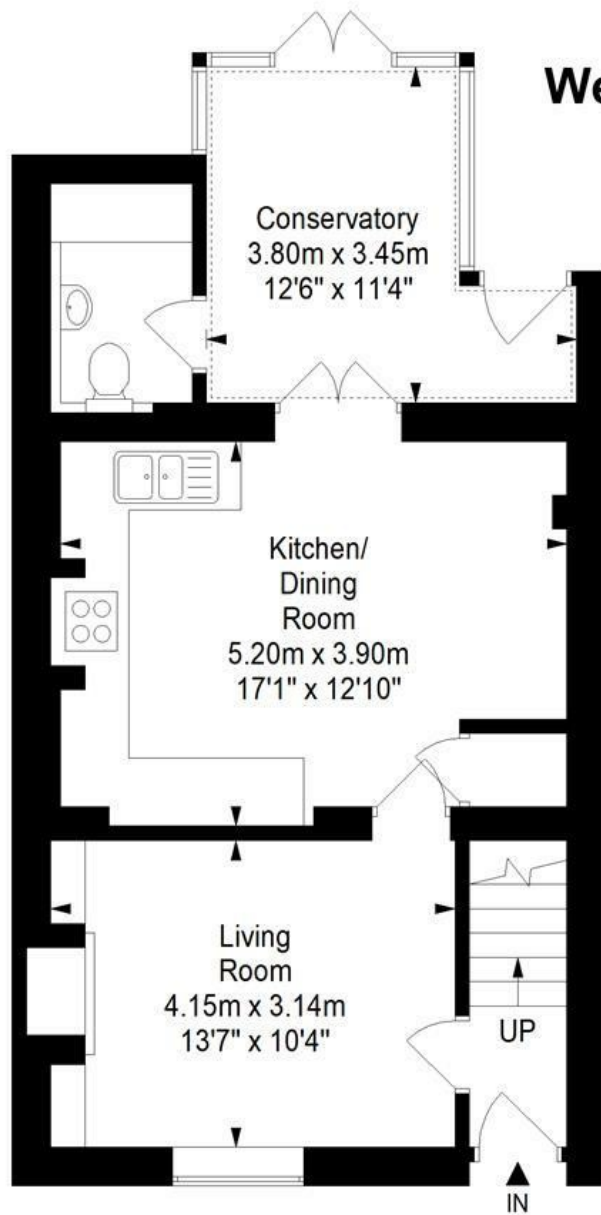
5 Wellington Lane is an excellent example of a Victorian home, retaining many original features blended with contemporary living. The property is in a central location and is part of a vibrant and colourful community in Montpelier. Tucked just off of Picton Street, the property is within easy walking distance to all the independent local amenities as well as Gloucester Road, Cabot Circus and the city centre. Also, it is in easy reach of the M32 and thus to the M4. It falls within the catchment area for a range of highly regarded schools including Dolphin Primary School, Fairfield High School, Cotham Secondary School and Montpelier High School.



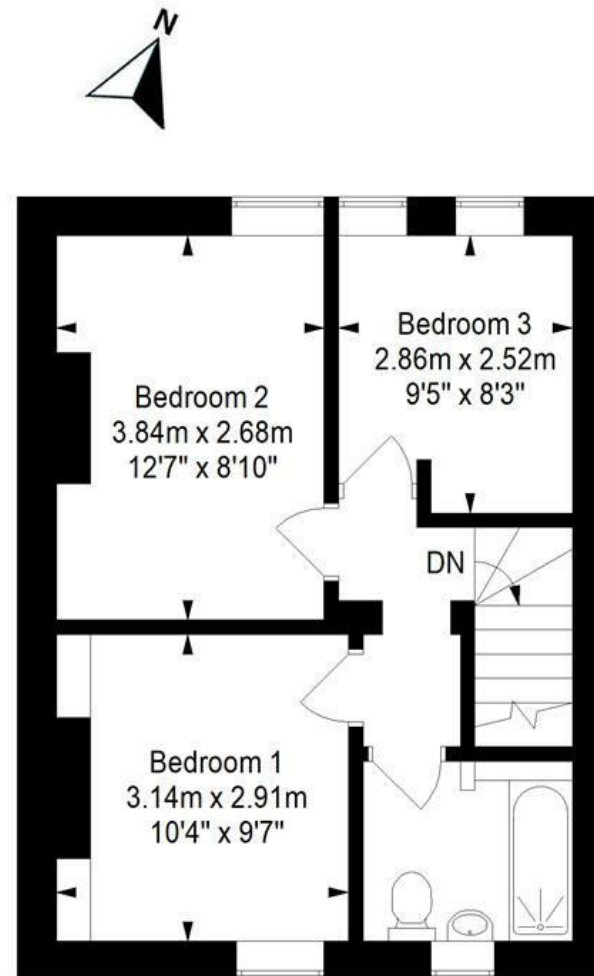


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Approximate Gross Internal Area = 93.2 sq m/ 1003.2 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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