



£875,000

6 Arley Hill, Cotham, Bristol, BS6 5PS

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

## 6 Arley Hill Cotham, Bristol, BS6 5PS

An elegant and versatile period home with the rare advantage of a self-contained lower ground floor flat and a double garage.

Set back from the road, the property enjoys exceptional privacy thanks to its generous front garden with mature trees and established planting. A paved path leads through the garden to the main entrance, set elevated from the street.

At the front of the home, the kitchen and dining space features bespoke cabinetry and wooden worktops providing excellent storage and work space. Period character flows throughout the property, with sash windows complete with garden views and working shutters, ornate cornicing and delicate ceiling roses. Adjacent, the family room connects via an open archway, with a large fireplace and soft carpeting creating a warm and inviting atmosphere. A w/c serves this floor, while a rear door provides direct access to the garden.

The first floor offers a spacious living room along with a separate study fitted with wall-mounted bookshelves. Both rooms feature impressive fireplaces and tall sash windows allowing light to pour in. Each could be reconfigured as additional bedrooms if preferred.

On the top floor, built-in storage on the landing provides practicality, leading to two further double bedrooms. The front room is particularly generous, with ample space for wardrobes, a dressing table and further furniture. The second bedroom also comfortably accommodates a double bed. The family bathroom completes this level, fitted with wooden cabinetry and a shower-over-bath. A loft hatch provides access to further storage.



The self-contained lower ground floor flat has independent access via French doors at the front of the house. An open plan kitchen/living room offers tiled flooring and a fitted kitchen with good storage. The first bedroom includes built-in storage and a sash window overlooking the garden, while the second bedroom is suited to a single bed and benefits from direct garden access.

Externally, the terraced rear garden is arranged with paved patio areas and abundant mature planting. At the far end sits a valuable double garage, accessible via Sydenham Lane.

This home is perfectly placed between Gloucester Road and Stokes Croft, both known for their vibrant independent shops, cafés, bars and restaurants, as well as excellent links to the City Centre.

Vendors comments - "We moved into 6 Arley Hill with a toddler in 1990, and the house has provided us with light-filled, peaceful, comfortable living spaces within the greenest of gardens, and a few minutes' walk from good schools, a health centre, hospitals, extraordinary public transport and all the shops, restaurants, and other amenities of the Gloucester Road and the centre of Bristol. But now an opportunity has come to buy a house with the toddler, now grown up with small children of her own, in London, and to create another three generation family home there. We hope that Arley Hill will be just such a happy place for its new owners."



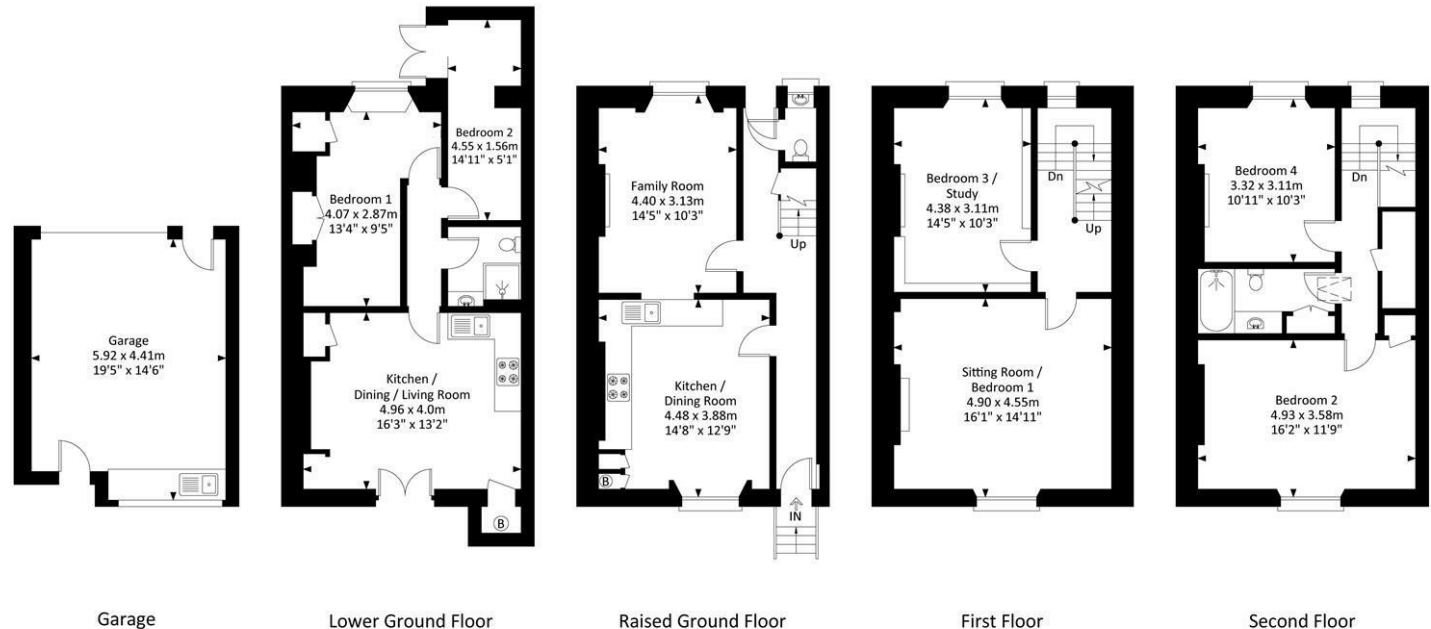


## 6 Arley Hill, Cotham, Bristol, BS6 5PS

Approximate Gross Internal Area = 177.63 sq m / 1911.99 sq ft

Garage Area = 24.98 sq m / 268.88 sq ft

Total Area = 202.61 sq m / 2180.87 sq ft



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

Illustration for identification purposes only, measurement are approximate, not to scale.

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