

MAGGS & ALLEN

151 SYDENHAM LANE

COTHAM, BRISTOL, BS6 5SQ

Guide Price £625,000

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A unique period home tucked away on a quiet lane in Cotham. Having been extensively modernised by the current owner, the property boasts three bedrooms, bright reception rooms, a newly-fitted kitchen, two external courtyards and a multi-use annexe/studio. Offered to the market with no onward chain.

Ground Floor

Upon entry, an entrance hallway opens to a spacious kitchen; comprising a range of base and wall-mounted units with shaker style fronts and solid wood worktops. Integrated appliances include an electric oven, electric hob with extractor, sink with drainer and space for a slimline dishwasher and fridge/freezer.

The space benefits from attractive wooden flooring, which continues through a characterful archway into the main reception room - a well-proportioned, bright living space with access to the staircase and French doors providing level access to one of the external courtyards.

Adjacent, an rear extension houses a light-filled dining space with a skylight and two sets of bi-folding doors giving way to each courtyard. Off the dining space, you will find a ground floor WC, comprising a toilet, sink and two large storage cupboards.

Accessed from Sydenham Lane is a very useful studio/annexe with a kitchenette and access to a shower room with toilet. Offering a wide range of uses, the space has previously been utilised as a successful AirBnB but could also make for an ideal studio, home office, gym or annexe.

First Floor

Ascending to the first floor landing, you will find three double bedrooms and a family shower room.

Each bedroom benefits from a large skylight, access to eaves storage and a large window allowing for natural light to fill the rooms throughout the day. Bedrooms 1 & 3 also feature built-in wardrobes.

Completing the accommodation is a newly-fitted family bathroom, encompassing a toilet, sink and large walk-in shower.

Externally

The property boasts two private external courtyards; the largest of which is laid to attractive patio slabs and can be accessed via both the sitting room and dining room.

The second courtyard is fully decked, and is accessed from the dining room via bi-folding doors.







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

E-Act Montpelier High School - 0.16 miles
Cotham Gardens Primary School - 0.31 miles
Cotham School - 0.47 miles
E-Act Fairlawn Primary School - 0.5 miles

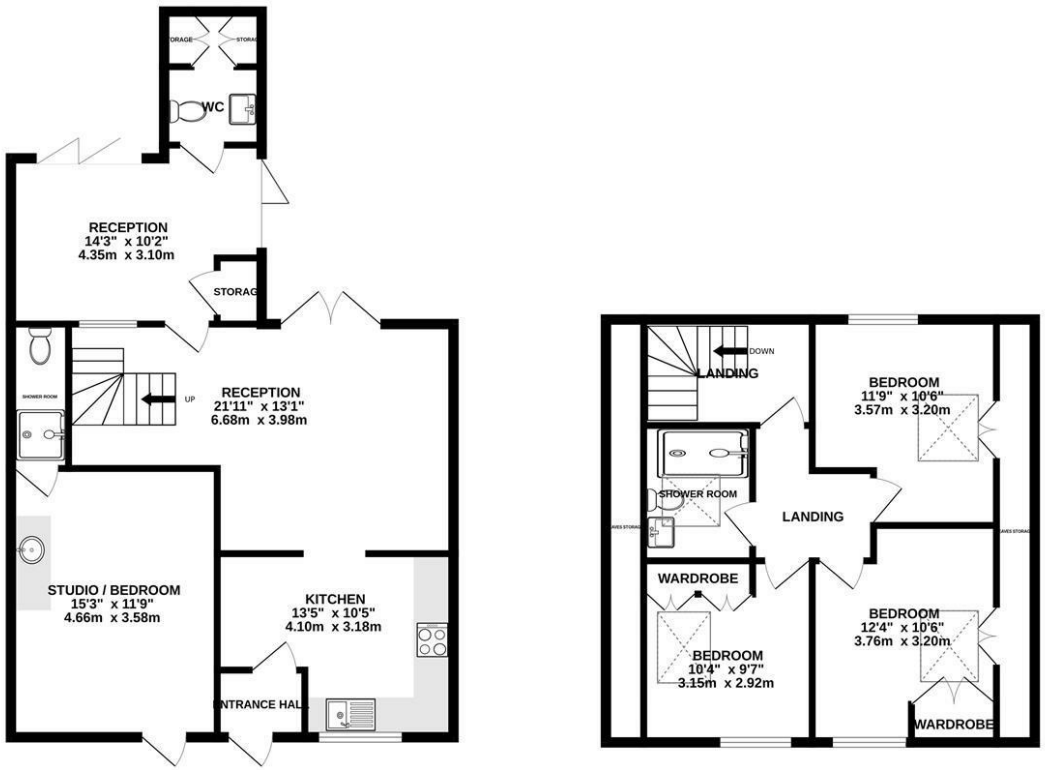






GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A unique and characterful period home
- Three double bedrooms with fitted and eaves storage
- Two bright reception rooms with access to the courtyards
- Recently-fitted kitchen with integrated appliances
- Newly-installed family bathroom, plus a ground floor WC
- Useful studio or AirBnB with a separate entrance, kitchenette and shower room
- Two private external courtyards
- Located on a quiet lane in Cotham, close to schools, parks and amenities
- Offered to the market with no onward chain

Guide Price: £625,000

Tenure: Freehold

Council Tax Band: C

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
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