



6 DOWNS COTE PARK, WESTBURY ON TRYM, BS9 3JT

6 DOWNS COTE PARK

WESTBURY ON TRYM, BS9 3JT

Set within one of Westbury-on-Trym's most desirable addresses, this charming 1930s detached home enjoys far-reaching views towards Blaise, beautifully established gardens, and a wonderful sense of privacy. With elegant period detail, two reception rooms, a garage and genuine scope to extend into the loft, it offers a rare opportunity to create a long-term family home in a highly sought-after BS9 setting.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

Internally, the property displays a wealth of original character and period detailing synonymous with its 1930s origins. The elegant principal reception room is centred around an original Claygate fireplace and enhanced by attractive feature side windows, while French doors open directly onto the front lawn, framing the exceptional outlook beyond and creating a seamless connection between the house and its delightful setting.

As depicted via the floorplan the ground floor offers two beautifully proportioned reception rooms, providing considerable flexibility for both formal entertaining and relaxed family living, as well as the option for a dedicated home office. A separate, well-appointed kitchen serves the accommodation with ease, and the overall arrangement has been meticulously maintained by the current owners, resulting in a home of warmth, balance, and enduring appeal.

A striking leaded feature window illuminates the staircase, showcasing the craftsmanship and architectural character of the period. The generous first-floor landing forms an impressive central space from which three well-proportioned bedrooms, a family bathroom and a useful loft room are accessed. The principal bedroom particularly enjoys magnificent far-reaching views, further emphasising the property's enviable position.

Outside, the rear garden is a notable feature of the property. Beautifully established and thoughtfully tended, it provides an idyllic setting for family life, al fresco entertaining and keen gardeners alike. Of particular convenience is the footpath leading from the rear garden directly onto Westbury Road, emerging opposite the entrance to Redmaids' High School, offering exceptional practicality for families together with easy access to local amenities and transport connections.

Further benefits include gas central heating, double glazing and a detached garage. The property also presents exciting scope to extend into the loft space, subject to the necessary planning permissions and building regulations, affording future owners the opportunity to further enhance and tailor this distinguished family home to their own requirements.

LOCATION

Downs Cote Park is one of Westbury-on-Trym's most sought-after residential addresses, perfectly positioned for access to excellent local schools, including Elmlea School and Bristol Free School, a wealth of highly regarded state and private schools within easy reach, local shops, cafés and restaurants in Henleaze, Westbury Park and Westbury-on-Trym, all within walking distance. The open green spaces of Canford Park, Blaise Estate and The Downs are within easy reach, while Bristol city centre, the M4/M5 motorway network, Bristol Parkway and Bristol's business districts are all readily accessible.

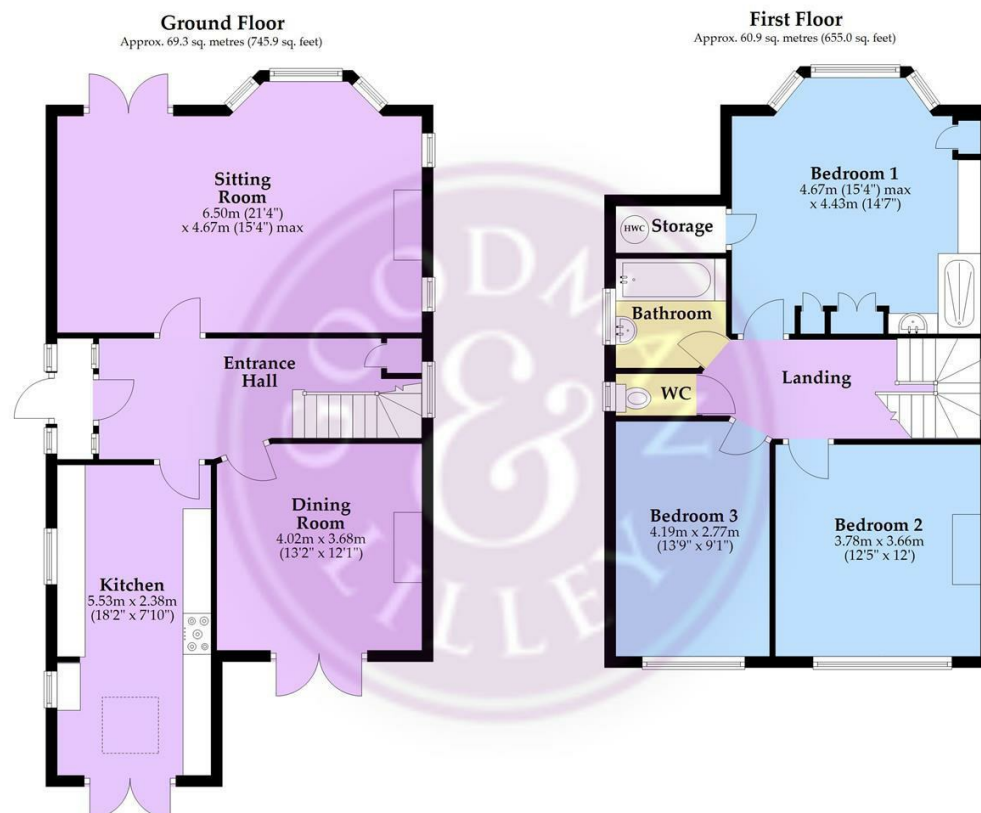
FURTHER BENEFITS

- Original Claygate fireplace
- French doors opening onto the front lawn
- Characterful leaded stairwell window
- Spacious landing
- Beautiful front and rear gardens
- Front garden seating area with stunning sunsets and views towards Blaise
- Rear garden footpath leading directly onto Westbury Road opposite Redmaids' High School
- Excellent scope for loft conversion, subject to permissions





FLOORPLAN



Total area: approx. 130.1 sq. metres (1400.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

CLEVEDON

28 Hill Road
Clevedon
North Somerset
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@goodmanlilley.co.uk

LETTINGS

01275 299010
lettings@goodmanlilley.co.uk

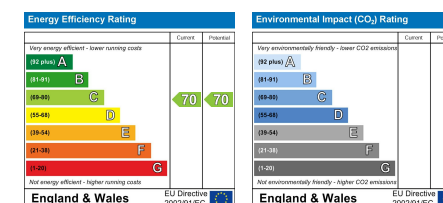
3 Bedrooms
Tenure - Freehold

2 Reception Rooms
Total 1400.00 sq ft

1 Bathrooms
Council tax band - F

- Private footpath leading to Westbury Road
 - Freehold property
- Panoramic views towards Blaise
- Close to Redmaids' High School
- Fantastic character features

- Useful loft room / possible 4th bedroom STPP
 - Beautiful front and rear gardens
- Highly desirable Westbury-on-Trym location
 - 2 reception rooms / 3 beds
 - Detached garage



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm