



Westbury On Trym | Guide Price £1,950,000

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North Cote, Cote Road, Westbury On Trym Bristol BS9 3US

- Prime Downs Location
- Prestigious Address
- Substantial Detached House
- Level West Facing walled Garden
- Over 3750 Sq/Ft. Accommodation

This is a fine detached family home that occupies a prime location, set back from, yet overlooking Durdham Downs, on one of Bristol's most exclusive residential roads.

A substantial (C.3750sq/ft) detached property with level west facing garden, parking and garaging. A unique opportunity to purchase a highly desirable family home in a coveted location. Able to accommodate large families with ease and within walking distance of a great range of local amenities it really is city living at its finest. Grand reception rooms, ample bedrooms, beautiful gardens, attractive outlooks, parking and garaging. It really does have it all.

Tucked away behind a wall, established trees and hedge the approach to the house is discreet and unassuming. A solid timber door opens into an entrance lobby which in turn opens into large central hall. Glimpses of the garden are seen via the main living rooms doors with an impressive returning staircase with beautiful turned timber handrail rising to the upper floor. Tucked away to the side of the stairs is a ground floor cloakroom with shower enclosure. An adjacent door allows side access. An excellent option after a muddy dog walk!

Straddling the rear of the house are two incredibly grand reception rooms. The Sitting Room opens onto a sun loggia via wide opening patio doors that frame the garden view impressively. A large room with space for a grand piano on its slightly raised upper level. The lower lounge area has in keeping with the age of the house an open hearth fireplace with extensive Marble surround. The Dining Room adjacent to the Sitting room is also an impressively proportioned room. A brief from the original design of the house was for it to accommodate a full size snooker table. A feat easily accomplished given the scale of the room. Today it accommodates a second grand piano and large dining table with ease and has impressive solid Oak Herringbone wooden flooring. Windows overlook the garden with a set of French doors opening onto the garden. A side door opens onto the aforementioned loggia. Itself an excellent entertaining space sheltered from the elements or afternoon sun.





A third reception room utilized as a Snug overlook the front aspect with outlook towards The Downs. Ideally suited as a TV room, children's play room or even a home office. The kitchen is also positioned to the front and boasts a modern and comprehensive range of white units set under Granite worksurfaces including a central unit incorporating a breakfast bar. Integrated appliances include double oven, hob, wine cooler and dishwasher. A large adjoining utility room provides laundry facilities, utility sink and storage provision. A door opens from the utility into the front courtyard area with garage door beyond.

The upper floor continues in much the same way as the lower floor with a feeling of space and light throughout. The landing has a large window overlooking The Downs with tilt and turn window to its small balcony over the entrance door. The house is currently arranged as a four bedroom house with large master bedroom and guest bedrooms both enjoying views overlooking the rear garden and beyond over the River Severn towards the Welsh Hills. Both of these rooms have en suite bath/shower rooms and are large rooms. Bedrooms three and four overlook The Downs and are again good-sized double rooms serviced by a family bathroom. The house was originally built as a five bedroom layout and with two doors leading into bedroom two it could easily revert to this configuration again. A particular feature of the upper floor is the large amount of cupboard space provided. The walk in airing cupboard being a notable feature.

Built in the original grounds of Cote Lodge (the neighbouring house) the boundaries are in places marked by exquisite brick walls that are full of character. Clearly beautifully designed and much loved over the years by its longstanding owners, the garden is full of colour and texture with mature flowers and shrubs around a large central lawn. Paved entertaining areas are provided and a vegetable patch is tucked discreetly into one corner. There is access around the house to both sides where additional storage space is provided. The garage is double sized and has a high-pitched roof and electric door. The drive provides off street parking for a number of cars. The house is offered for sale with no onward chain.



Directions

From our Stoke Lane office head left and continue to the end of the road. Take a left onto Parrys Lane and continue up to the top of the hill. Before the White Tree Roundabout take a left onto Cote Road and the house can be found to your left.

Energy Performance Certificate
Rating D

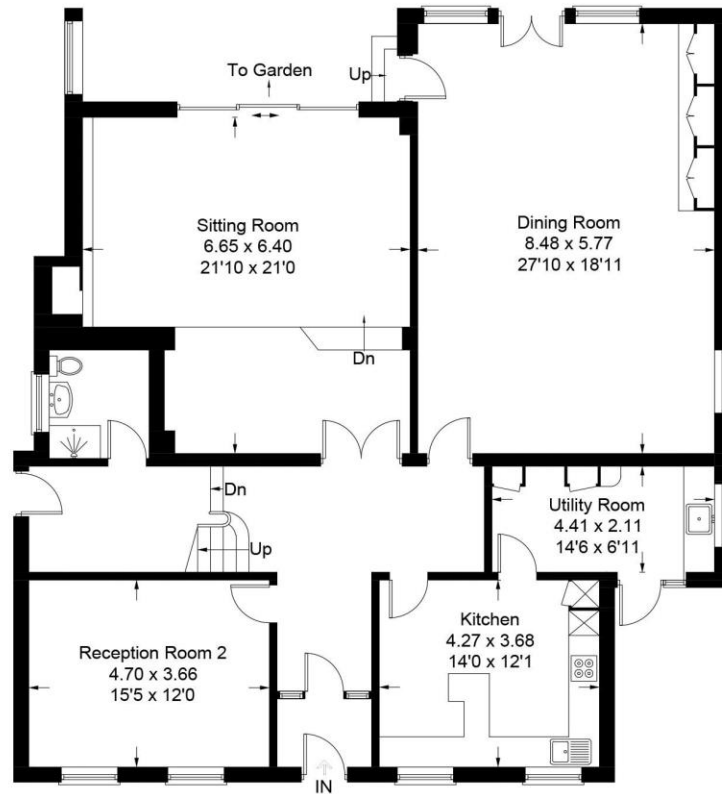


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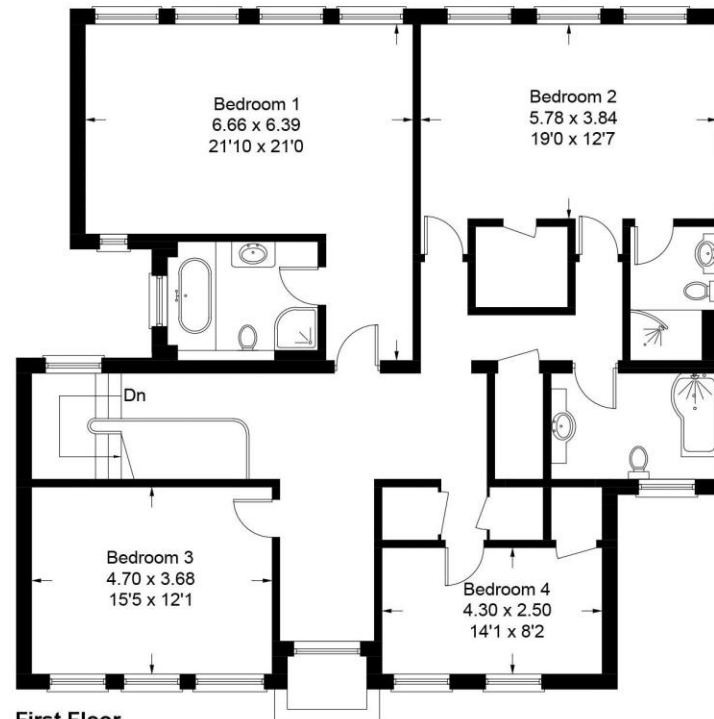
Approximate Gross Internal Area = 321.5 sq m / 3461 sq ft

Garage = 30.3 sq m / 326 sq ft

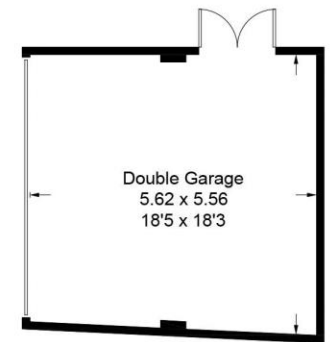
Total = 351.8 sq m / 3787 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID876323)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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