



6 Arley Hill, Cotham, Bristol, BS6 5PS

Guide Price £875,000

6 Arley Hill

Bristol, Bristol

- Spacious and light-filled family home in a quiet location
- Versatile possibilities for room use
- Self-contained lower ground floor flat with independent access
- Double garage accessed via Sydenham Lane
- Period features throughout
- Set back from the road with a private, mature front garden
- Terraced rear garden with access to the garage
- Up to six bedrooms
- Well placed for access to the City Centre, Gloucester Road, Bristol University and BRI
- 1911 sq ft

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.



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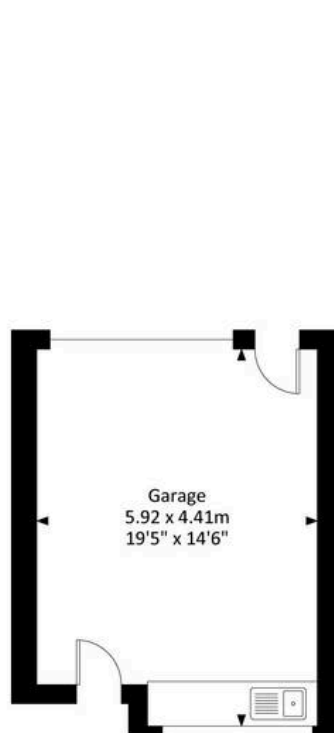
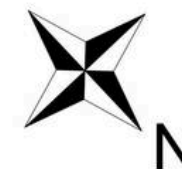


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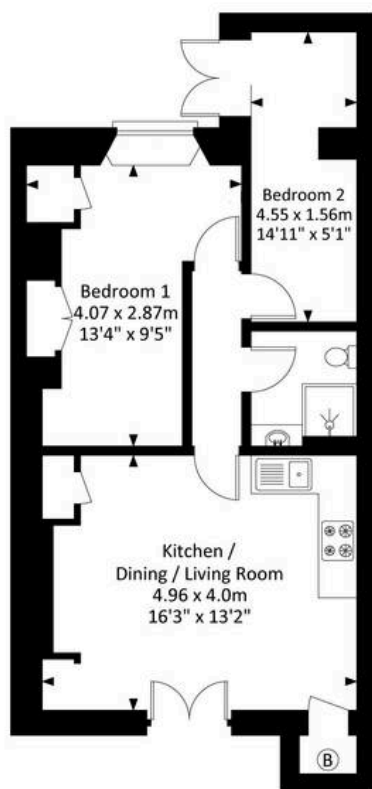
Approximate Gross Internal Area = 177.63 sq m / 1911.99 sq ft

Garage Area = 24.98 sq m / 268.88 sq ft

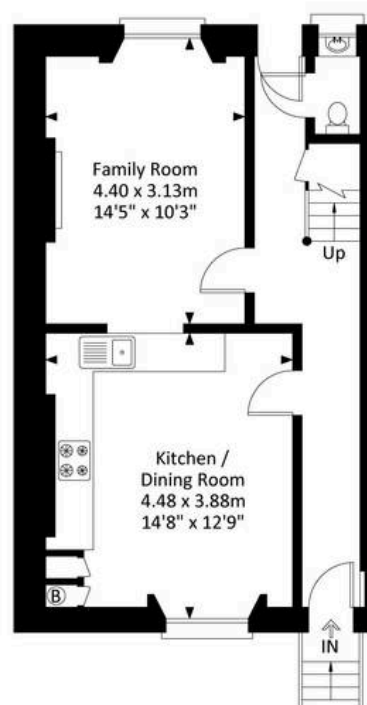
Total Area = 202.61 sq m / 2180.87 sq ft



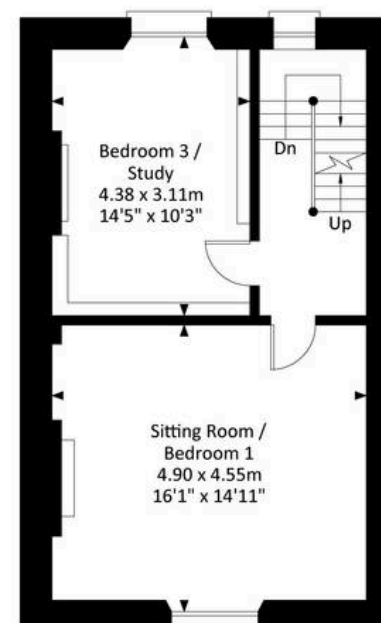
Garage



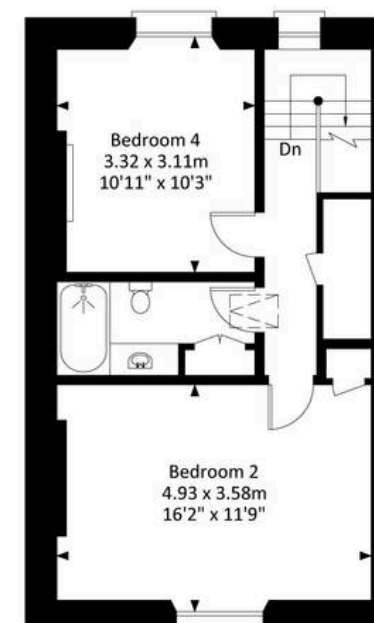
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

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



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