



17 Arley Hill, Cotham, BS6 5PH
Guide Price £1,175,000

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17 Arley Hill, Cotham, BS6 5PH

An elegant and beautifully appointed early Victorian (circa 1850) five bedroom semi-detached family residence, occupying a prized elevated position in one of Cotham's most sought-after locations. This elegant period home offers approximately 2,300 sq ft of thoughtfully arranged accommodation over four floors, combining refined proportions with a wealth of original architectural detail.

- Elegant & beautifully appointed early Victorian (circa 1850) home
- A quiet, highly regarded residential address, moments from Bristol's most sought-after schools
- Attractive gardens to three sides
- Five bedroom semi-detached family residence
- Many period features and a most civilised atmosphere
- Detached garage

Location

The location is particularly impressive. Arley Hill is a quiet, highly regarded residential address, moments from Cotham Park Gardens and within easy reach of some of Bristol's most sought-after schools. The property lies approximately 0.5 miles from Cotham School, consistently rated among the city's top secondary schools, and just 0.25 miles from Cotham Gardens Primary School, renowned for its strong academic performance and community ethos. In addition, Bristol Grammar School, Redland Green School and Clifton College are all within easy reach, making the area exceptionally popular with families. There is also a very active local community in the road.

Everyday convenience is superb. Gloucester Road, famed for having one of the longest stretches of independent shops in Europe, is close at hand, offering an outstanding range of cafés, restaurants, delis, boutiques and supermarkets. Whiteladies Road, the city centre, the University of Bristol and Bristol's major hospitals are all easily accessible, whether on foot, by bicycle or via excellent public transport links. Despite its central location, the property enjoys a peaceful, residential setting with a strong sense of privacy.

In summary a rare opportunity to acquire a

substantial and beautifully presented Georgian family home in one of Bristol's most desirable neighbourhoods. Combining elegant period architecture, high-quality modern upgrades, outstanding gardens, excellent schooling and exceptional city convenience, this is a truly special property.

Accommodation

The property provides four/five bedrooms, two impressive reception rooms, two bath/shower rooms, a cellar and a superb kitchen/breakfast room, all presented to an exceptional standard while retaining the grace and charm of the Victorian & Georgian era. High ceilings, ornate cornicing, fireplaces, exposed floorboards and sash windows throughout create a warm, refined and thoroughly "civilised" atmosphere.

Ground Floor

The ground floor is centred around a welcoming reception hall with its sweeping staircase and fine detailing, setting the tone for the accommodation beyond. To the front, the bay-fronted sitting room is a beautifully proportioned space, featuring a wood-burning stove framed by an elegant marble fireplace and enjoying views over the front garden. The dining room to the rear offers a perfect setting for entertaining, with a striking period fireplace, original dresser and glazed doors opening through to the inner hall and gardens beyond.

At the heart of the home lies the stunning Neptune kitchen/breakfast room, designed for both everyday living and entertaining. Finished with shaker-style cabinetry, quartz worktops and a Rangemaster range cooker, the kitchen blends traditional styling with modern practicality. A generous breakfast bar, granite work surfaces, natural stone flooring and dual-aspect windows provide a light and sociable space, complemented by a utility/boot room and cloakroom/laundry beyond. A cellar offers useful additional storage.

Upper Floors

The first floor hosts three generously proportioned double bedrooms, including a superb principal bedroom with period fireplace, built-in wardrobes and a beautifully appointed en-suite shower room. A luxurious family bathroom, featuring a roll-top claw-foot bath and classic fittings, serves the remaining

bedrooms. The second floor provides a further bedroom and an additional occasional fifth bedroom or study. With the floor perhaps being ideal for teenage children, guests, home working or hobbies.

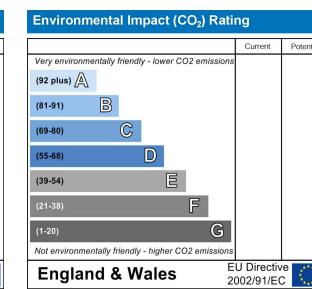
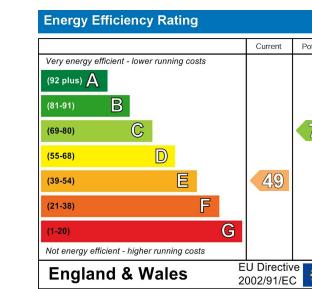
Outside

Gardens

A true highlight of the property is the exceptional outdoor space. The house is surrounded on three sides by mature and thoughtfully designed gardens, offering privacy and a tranquil setting rarely found so close to the city. Lawns, established borders, specimen trees, climbing roses and clematis, and multiple seating areas create a delightful "gardener's paradise" suitable for both relaxation and entertaining. To the rear, a paved garden provides a low-maintenance outdoor area with direct access to the house and the detached single garage.

Detached Garage

which benefits from power, lighting and an electric up-and-over door.



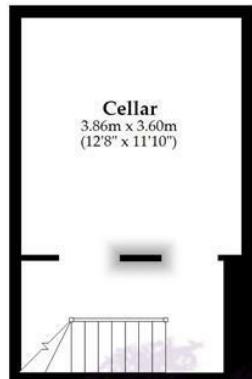
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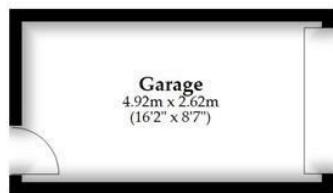
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Cellar

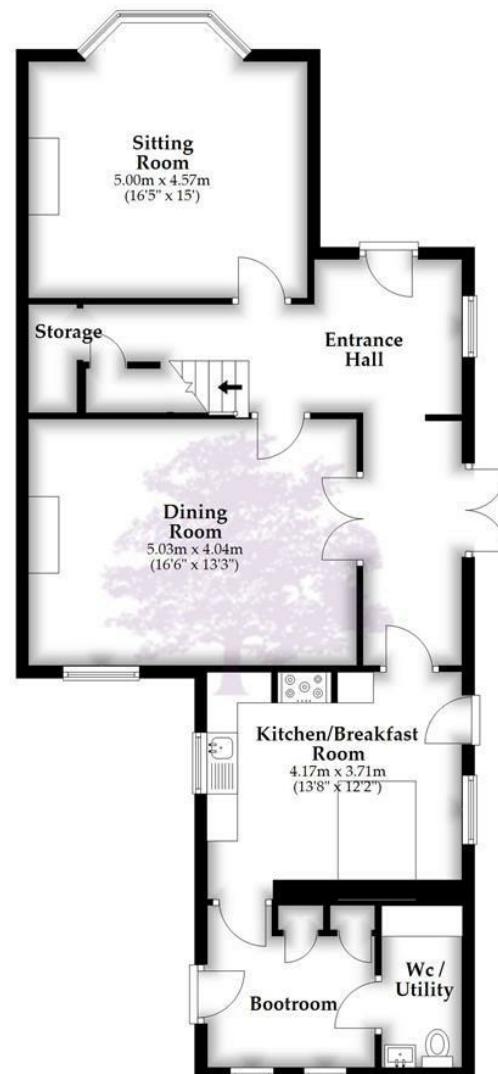


Cellar
3.86m x 3.60m
(12'8" x 11'10")



Garage
4.92m x 2.62m
(16'2" x 8'7")

Ground Floor



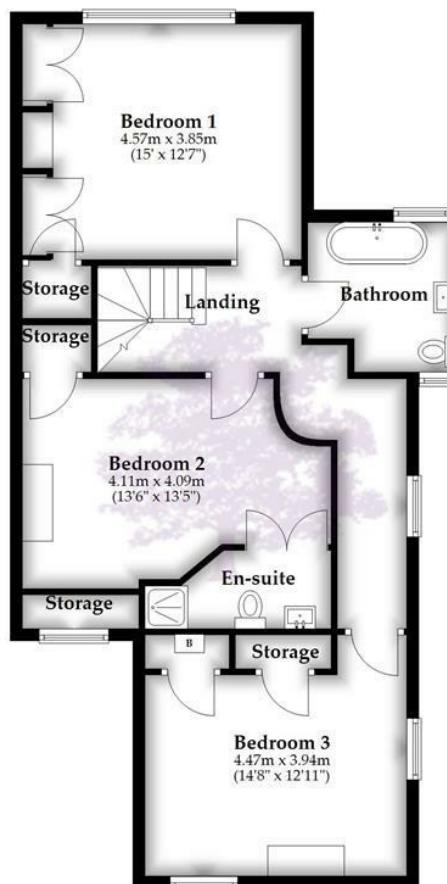
Sitting Room
5.00m x 4.57m
(16'5" x 15')

Dining Room
5.03m x 4.04m
(16'6" x 13'3")

Kitchen/Breakfast Room
4.17m x 3.71m
(13'8" x 12'2")

Bootroom
Wc / Utility

First Floor



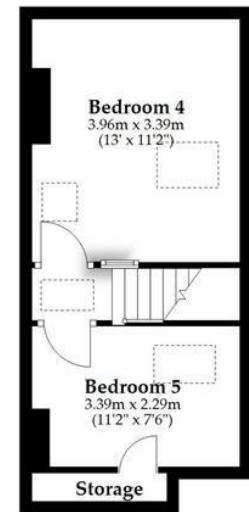
Bedroom 1
4.57m x 3.85m
(15' x 12'7")

Bedroom 2
4.11m x 4.09m
(13'6" x 13'5")

Bedroom 3
4.47m x 3.94m
(14'8" x 12'11")

En-suite

Second Floor



Bedroom 4
3.96m x 3.39m
(13' x 11'2")

Bedroom 5
3.39m x 2.29m
(11'2" x 7'6")

Storage

Total area: approx. 224.7 sq. metres (2418.4 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.