



CRETE HILL HOUSE COTE HOUSE LANE,
WESTBURY-ON-TRYM, BS9 3UW

GOODMAN
& LILLEY







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GUIDE PRICE
£750,000

A unique and very special apartment spanning the entire top floor of the Grade II Listed Building of Crete Hill House, a mid Georgian detached property, situated in a quiet enclave just off Durdham Downs. Flexible accommodation but with the potential for 3 double bedrooms, 2 or 3 reception rooms, 1 family shower room, 1 en-suite, a guest annex, private walled garden, double garage in addition to parking. This stunning house is accessed via a private drive and is entirely owner/occupied.

Viewing highly recommended and strictly by appointment.

Location

Situated just off Durdham Downs in a quiet and secluded enclave but within easy flat level walking to North Road with its selection of cafes's, restaurants, boutique shops and Waitrose, Henleaze Hight Street, and the bus routes along Westbury Road.

Approach & Grounds

Crete Hill House is accessed via an impressive tree lined private driveway. The three lateral apartments which are all owner/occupied have private entrances, with the first and second floor accessed via an a partially covered external staircase.

Accommodation

Please refer to the floorplan for room measurements and property layout.

Entrance Hall

An external terrace leads directly into a hallway and all of the principle room of the flat spanning the whole of the top floor of this most impressive building and its panoramic views.

Sitting Room

A charming room with a central marble fireplace and gas effect fire. Open to the eaves, with a velux and an 8 over 8 panelled sash window with stunning views. A further window to the east facade floods the room with natural light.

Dining Room

Perfectly situated between the sitting room with its double wood panelled doors and the kitchen is a lovely open plan dining room with a half glazed door with the same far reaching views and a small balcony.

Kitchen

Another light and airy room with large sash window and freestanding range cooker and units.

Master Bedroom, En-suite & Dressing Room

Positioned off the inner hallway is the master bedroom suite with an en-suite shower room, and separate walk in dressing room.

Bedroom 2

The second double bedroom, is also accessed from the inner hallway with views from the front elevation.

Study/Bedroom 3

An absolutely charming room currently arranged as a study, would work equally well as a third double bedroom. West facing and with feature 'oriel' window looking out onto the external terrace and surrounding grounds.

Terrace

Accessed from the external staircase this west facing terrace is decked with glass panel sides that afford uninterrupted views of the stunning grounds of the adjacent property and far reaching views to the north. Perfect for outside entertaining and relaxing, this is a real sun trap whatever the season.

Guest Annex

Loving known as the 'West Wing' by the current owners this guest accommodation consists of a living space at ground level, a mezzanine sleeping platform and shower room together with w.c. and wash hand basin.

Private Walled Garden

A sizeable private walled garden, thoughtfully landscaped and lovingly tended, a magical space offering tranquility and a haven for wildlife.

Garage

A very large double garage with an inspection pit, easily accessed from the private drive with electric up & over door to the front & pedestrian door to the side, with the added benefit of power and light.

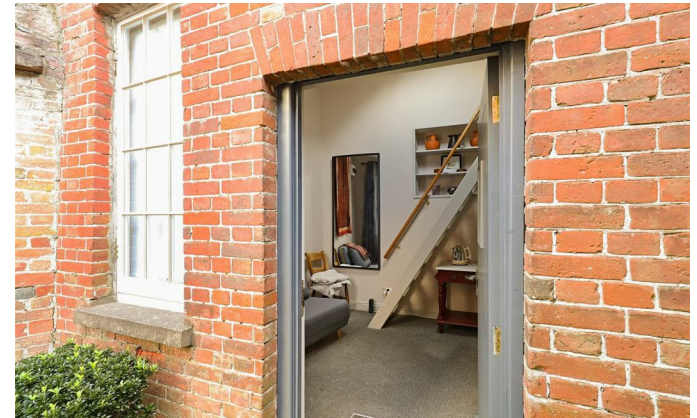


- Stunning Grade II Listed Georgian Manor House
- 2nd Double Bedroom
- Private Walled Garden
- Entirely Owner Occupied Property & Share of Freehold

- Top Floor Apartment With Private Entrance
- Study/Bedroom 3
- Double Garage

- Master Bedroom with En-Suite and Dressing Room
- Guest Annex
- Fantastic Durdham Downs Location





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Floor Plan

Approx. 182.0 sq. metres (1958.8 sq. feet)



Total area: approx. 182.0 sq. metres (1958.8 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.

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