



64 COLDHARBOUR ROAD,
WESTBURY PARK, BS6 7LZ

**GOODMAN
& LILLEY**







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OFFERS IN EXCESS OF £1,450,000

Occupying a prime position on one of Westbury Park's most attractive tree-lined roads, this exceptional six-bedroom Edwardian semi-detached home blends timeless period elegance with beautifully designed contemporary living. Ideally located just moments from the highly regarded Westbury Park School and within easy reach of Redland Green School, the property offers an outstanding opportunity for families seeking space, character and convenience in one of Bristol's most desirable neighbourhoods.

Originally built in 1907, the house retains an abundance of charming original features, including high ceilings, ornate cornicing, stained glass details and period fireplaces. These classic elements are perfectly balanced by a stylish rear extension, completed in 2019, creating a home that is both practical and beautifully presented throughout.

Accommodation

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

The accommodation is arranged over four spacious floors and offers a versatile layout ideal for modern family life. At the heart of the home is a stunning open-plan kitchen, dining and living space with period fireplace, thoughtfully designed for both everyday living and entertaining. The bespoke kitchen by The Kitchen Partnership features high-quality composite worktops, generous storage and integrated utility areas, while bifold

doors from the snug open onto a Juliette balcony overlooking the landscaped garden and Redland Green Park beyond.

In addition to the impressive living space, the property offers six generous bedrooms (all boasting period fireplaces), three elegant reception rooms, a utility room, cloakroom/WC and four useful cellar rooms currently used as a gym, workshop and storage areas. The family bathroom and en-suite were both upgraded in 2024 to a high standard.

Outside

Outside, the beautifully landscaped rear garden provides a peaceful and private retreat, complete with ambient lighting, deck-level illumination, hardwood deck, and a striking water feature. A particularly rare benefit is the substantial rear garage, large enough to accommodate a VW camper van and accessed via the rear garden and a remote operated electric roller door. To the front

the gateposts have been rebuilt to the original design and a bespoke Edwardian English Oak gate has been installed.

Location

Westbury Park remains one of Bristol's most sought-after locations, loved for its strong community feel, excellent schools and superb access to The Downs, independent cafes, restaurants, shops and green open spaces. Excellent transport links also provide convenient access to Bristol city centre, Clifton, Cribbs Causeway and the motorway network.

Further benefits

- * Two functioning chimneys serving the ground floor fireplaces
- * Original fire surround retained in the front reception room, the kitchen/dining room and all six bedrooms
- * Re-rendered rear elevation finished to a high standard
- * Excellent access to the cafes and shops of Coldharbour Road and North View,

alongside Waitrose, Whiteladies Road, Redland Green and The Downs nearby. * A rare opportunity to acquire a substantial and beautifully balanced period family home in one of Bristol's most sought-after school catchments.



- Elegant six-bedroom Edwardian semi-detached family home of 3,756 sq ft
- Beautiful blend of original character and contemporary design
- Spacious open-plan kitchen/dining/living space
- Three reception rooms plus utility room and cellar spaces
- Landscaped rear garden with lighting and water feature
- Rare large private garage suitable for a camper van
- Excellent school catchment location
- Moments from The Downs, local amenities and transport links





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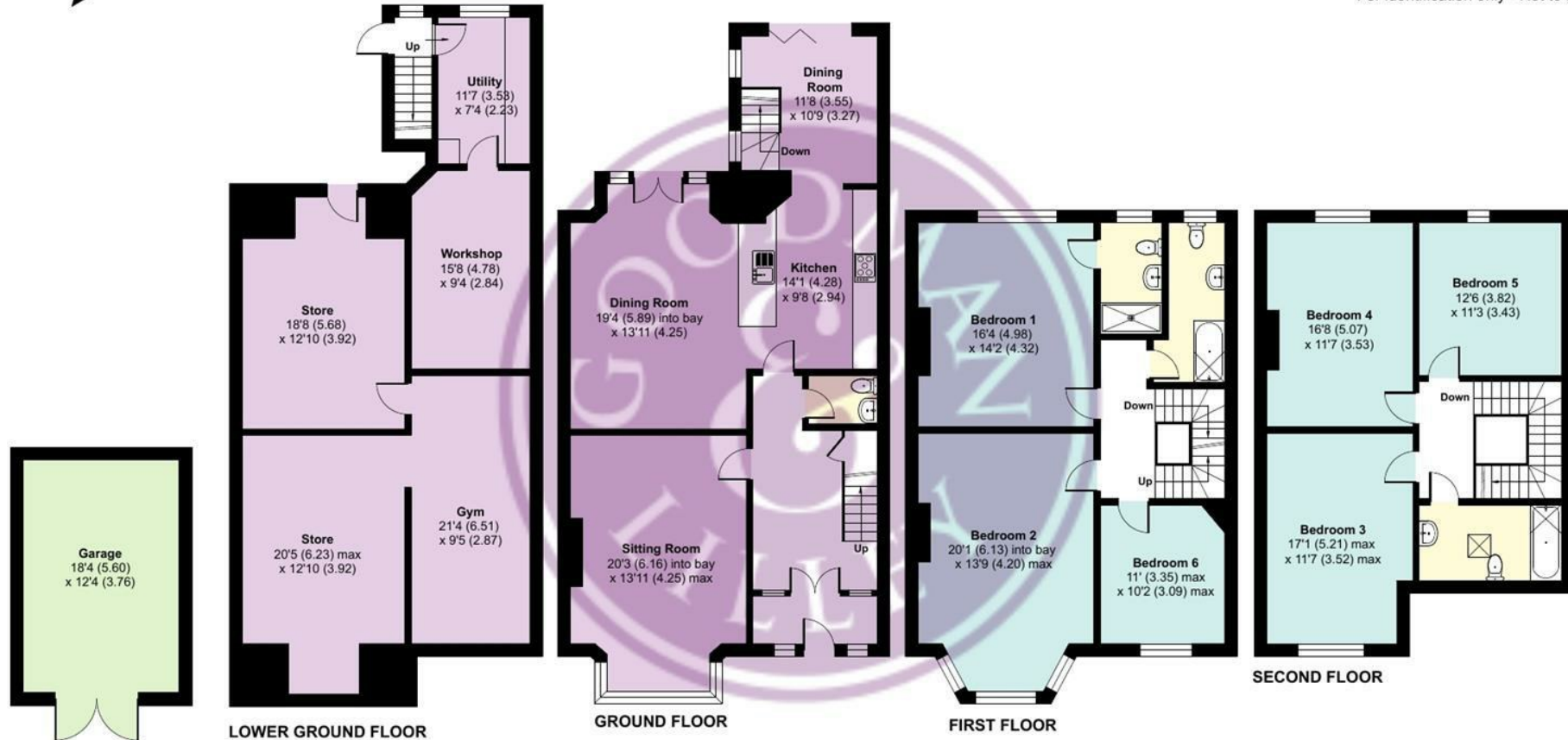
Coldharbour Road, Westbury Park, BS6

Approximate Area = 3529 sq ft / 327.8 sq m

Garage = 227 sq ft / 21 sq m

Total = 3756 sq ft / 348.8 sq m

For identification only - Not to scale



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