



MAGGS  
& ALLEN

**FOR SALE BY AUCTION**

GRADE II LISTED 5-BEDROOM PERIOD HOUSE

**Gotley House, Water Lane, Brislington, Bristol, BS4 5AW**



# Gotley House, Water Lane, Brislington, Bristol, BS4 5AW

**GUIDE PRICE: £450,000+**

## FOR SALE BY LIVE ONLINE AUCTION

This property is due to feature in our online auction on 4<sup>th</sup> May 2021 at 18.00. Bidding is via proxy, telephone or online remote bidding.

## VIEWING

Strictly by appointment with Maggs & Allen – 0117 973 4940.

## DESCRIPTION

A substantial five bedroom Grade II listed semi-detached house, tucked away in a secluded location just off the A4 Bath Road in Brislington. This three-storey residence offers very generous living accommodation (approx. 2,800 sq ft!) and retains a wealth of period features including feature fireplaces, sash windows and stripped wooden floorboards. Further benefits include a large games room, gardens to the front, side and rear and two off-street parking spaces.

The house will require some refurbishment and offers excellent scope to add value and create a truly unique, fine family home. Please see the room dimensions to get an idea of the scale of the property on offer!

## LOCATION

The property is situated on Water Lane in Brislington, a highly sought-after residential location just off the A4 Bath Road. Excellent transport links are provided to both Bristol and Bath as well as a range of local amenities on Brislington Hill and Wells Road. The property is accessed via secure double wooden gates on Water Lane leading to a driveway serving Gotley House and the adjoining property (Gotley Lodge).

## ACCOMMODATION

The ground floor accommodation comprises an entrance hall with glass roof, a generous living room with sash windows, feature fireplace, cupboards built into the recess and access to an under stairs storage cupboard. There is a fantastic 460 sq ft kitchen with fitted units, Belfast sink and fireplace. A single storey extension provides another spacious reception room that is currently used as a games room with double doors onto the rear garden.

The first floor is arranged to provide a stunning master bedroom with sash windows, stripped wooden floorboards and an en-suite WC, bedroom five and a spacious main bathroom with twin wash hand basins, WC, bidet and a sunken bath sat beneath a beautiful curved feature window.

The second floor provides three further large double bedrooms and a second bathroom.

## OUTSIDE

The property benefits from gardens to the front, rear and sides, which are laid mostly to lawn with an area of patio and raised beds. There are also two allocated parking spaces.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

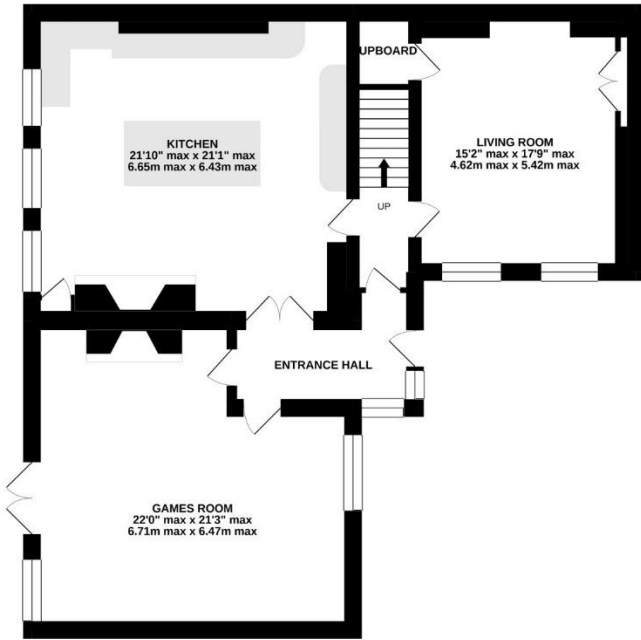
Energy Rating: TBC

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

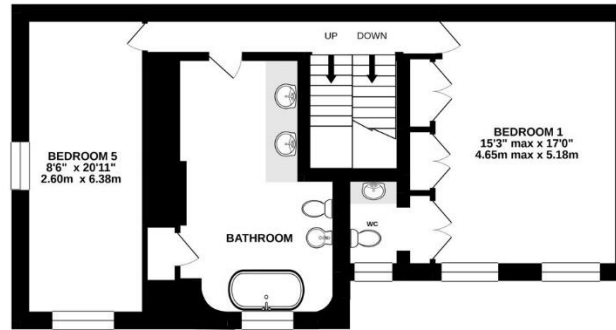
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a cheque/bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.



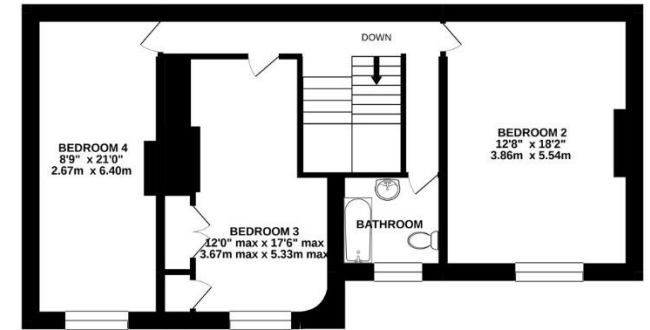
**GROUND FLOOR**  
1248 sq.ft. (115.9 sq.m.) approx.



**1ST FLOOR**  
772 sq.ft. (71.7 sq.m.) approx.



**2ND FLOOR**  
776 sq.ft. (72.1 sq.m.) approx.



### GOTLEY HOUSE, WATER LANE

**TOTAL FLOOR AREA : 2796 sq.ft. (259.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

## GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

**£1,000 - £50,000:** £2,000

**£51,000 - £150,000:** £5,000

**£151,000 and above:** £10,000

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,200 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you.



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[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



**The Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this 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.