



70 COOMBE LANE,
WESTBURY-ON-TRYM, BS9 2AY

**GOODMAN
& LILLEY**







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WESTBURY-ON-TRYM BS9 2AY

GUIDE PRICE

£1,750,000

A handsome and substantial detached 5/6 bedroom Edwardian (1908) family residence boasting immaculately presented accommodation over three floors, large c 0.45 acre grounds, expansive secure gated driveway and double garage.

A side porch opens to an impressive and welcoming 24ft entrance hall with period features, original wooden staircase to the upper floors and doors opening to two large principle reception rooms to the front of the house. The high quality kitchen is open plan with various gloss fitted units, appliances, breakfast bar and French doors to the rear terrace and grounds. The kitchen flows seamlessly into a beautiful orangery which enjoys wonderful triple aspect views over the grounds making this a perfect layout for socialising, or for just sitting and enjoying the surroundings, as well as also having a door into a well equipped dual aspect utility room complete with further storage units and additional electric oven.

The first floor offers obvious possibilities for three generations of a family to comfortably co-exist with a vast first floor landing providing access to four good sized bedrooms (two with stylish contemporary en-suites), and family bathroom. A unique suspended glass walkway leads across to a further double bedroom with walk in storage room with potential for further en-suite and a good sized study/6th bedroom. This area could easily be used as a separate dwelling if desired and also has the large double garage directly below.

The property sits in delightful and well manicured grounds which wrap around the property and encompass approximately 0.45 of an acre. Secure double gates open to an expansive concrete paved driveway and lead to a large double garage with walk in store with separate entrance to the rear garden. There is an enclosed garden seating area to the right hand side of the garage with an ornamental fish pond, large gardens to the front with tall mature trees adding privacy, with the majority of the grounds to the rear. A large paved terraced directly outside the kitchen and orangery is an ideal sheltered area ideal for al fresco entertaining. The terrace takes in wonderful views over the extremely well tended manicured lawns with well stocked borders with a variety of shrubs, trees, and flowers. There is a further circular Gazebo area towards the rear of the garden, offering an alternative spot to dine.

This property is favourably situated close to Stoke Lane & the village of Westbury-on-Trym, with their wide variety of shops, banks, cafes and restaurants, & has the benefit of many amenities in proximity to include the recreational playing fields and tennis club within the Coombe Dingle University Sports Ground. There are two well regarded state primary Schools in close proximity and Independent Private schools in both Clifton and Westbury on Trym. Stoke Bishop lies to the North West of the city with arterial roads providing direct access to the commercial centre and the motorway networks of the M4 and M5. Rail services are available from Bristol Parkway and Temple Meads Train stations approx 5.4 and 4.7 miles distance respectively and further travel is available from Bristol International Airport approx 12 miles away.

Entrance Porch

Via front door, tiled floor, range of double glazed windows to front and side, matching door to -

Entrance Hall

Wooden floorboards, dado rail, picture rail, high feature ceiling, attractive original wooden staircase with balustrade, original doors to ground floor accommodation, two period style radiators, period circular multi paned window to front,

Cloakroom WC

Tiled floor, contemporary white suite with wash hand basin and low level WC, chrome heated towel rail, window to side.

Sitting Room

Dual aspect room with bay windows overlooking grounds to front and further window to side, chimney breast with attractive stone fireplace with inset wood burner, picture rail

Drawing Room

Feature high ceiling, picture rail, bay windows overlooking front grounds, chimney breast with decorative wooden fireplace with inset open fire and marble effect surround and hearth.

Kitchen/Family/Breakfast Room

A wonderful open plan space with vast seating area with French doors opening to the rear garden, a wide range of contemporary fitted kitchen units with Corian worktops, double inset sink with mixer tap, various built in appliances including wine fridge, two large full length fridge's, full length freezer, induction electric hob, stainless steel electric oven and separate steam oven, central island units, breakfast bar to kitchen area, picture rail, ceiling spotlighting, range of windows to side, alarm sensor, open plan to -

Orangery/Day Room

A delightful light and airy room that enjoy's the garden with it's wide range of windows overlooking the side and rear and French doors opening to it's adjacent terrace, picture rail, two floor to ceiling radiators, doors to store cupboard housing the gas boiler and hot water cylinder and -

Utility Room

Dual aspect room with windows to the grounds to the side and rear, radiator, further fitted units with worktop and further sink with mixer tap, further stainless steel electric oven, space and plumbing for washing machine and tumble dryer, loft hatch to loft space.

Stairs To First Floor Landing

Via a beautiful original wooden staircase with balustrade with large windows overlooking the rear grounds to the half landing with open access to further accommodation and over the garage via a stylish suspended tunnel, then further stairs to the first floor landing with window with shutters to the side, dado and picture rails, period doors to first floor accommodation, period style radiator, stairs in turn to two further loft rooms to the second floor.

Master Bedroom

Window overlooking the rear grounds and Coombe Dingle playing fields beyond, two sets of double wardrobes either side of the a door that open to the -

En-Suite

Tiled floor, chrome heated towel rail, contemporary twin hand basins with eye level mirrored vanity units, windows to side, low level WC, sizable walk in shower cubicle with drench over head shower and further hand held shower.

Bedroom 2

Dual aspect room with windows overlooking front grounds and drive with shutters, picture rail, built in deep wardrobe, door to -

En-Suite

Tiled floor and walls, modern white suite comprising low level WC, contemporary hand basin with range of vanity units and walk in wet room style shower cubicle with stylish tiling and large glass wall with overhead drench style shower, picture rail.

Bedroom 3

First measurement includes wall of high quality fitted wardrobes, windows with shutters again overlooking front grounds, picture rail.

Bedroom 5

Window to side.

Family Bathroom WC

Tiled floor, contemporary wash hand basin with vanity units, paneled bath with shower over, low level WC, wall tiling, wall mounted shaver point, ceiling spotlighting, window to side,

Access Tunnel To -

Windows overlooking front and rear grounds, door to -

Inner Hall

Study

Windows overlooking front grounds, storage cupboards.

Bedroom 4

Window overlooking the rear grounds, picture rail, ceiling spotlighting, loft hatch, door to walk in room measuring 11'6 x 4'6 with double glazed window to side, storage cupboard and shelving, picture rail and further hanging rails and storage shelving.

Loft Room 1

Stairs from the first floor landing provide access to two loft rooms: Window to side, access to further storage into roof eaves, door to -

Loft Room 2

Large overhead Velux window,

Grounds, Garaging & Driveway

This hugely impressive Edwardian residence is accessed via double secure gates which open to an expansive concrete block paved driveway providing parking for numerous vehicles which leads to the large double garage and grounds that wrap around the entire house. The front grounds are well screened by some attractive mature trees that add privacy to the front boundary in addition to well stocked borders and impressively manicured lawns.

The double garage measures approximately 22'10 x 17'8.



- Substantial Detached 1908 Edwardian Family Residence
- Four Reception Rooms
- 0.45 Of An Acre Grounds
- Superb Location For Various High Quality Local Schools Such As Elmlea & Bistol Free

- Over 4,100 Sq Ft Of Accommodation
- Two Sizeable Loft Rooms
- Double Garage & Expansive Driveway Behind Secure Gates

- Five Principle Bedrooms (Two En-Suite)
- High Quality Fitted Open Plan Kitchen With Various Built In Appliances
- Immaculate Condition Interior & Exterior





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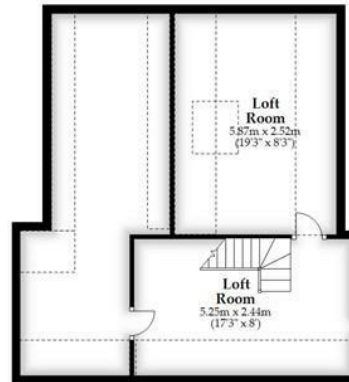
Ground Floor
Approx. 177.1 sq. metres (1906.4 sq. feet)



First Floor
Approx. 142.2 sq. metres (1530.2 sq. feet)



Second Floor
Approx. 64.4 sq. metres (693.5 sq. feet)



Total area: approx. 383.7 sq. metres (4130.1 sq. feet)

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