



MAVIELLE D'OR

151 Sydenham Lane, Bristol, BS6 5SQ

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A charming 3/4-bedroom home with two courtyard gardens and a self-contained studio apartment with independent access, offering income potential.

* VERSATILE THREE/FOUR-BEDROOM HOME * ADDITIONAL A SEPARATE INCOME-GENERATING STUDIO APARTMENT WITH INDEPENDENT ACCESS * TWO PRIVATE COURTYARD GARDENS * IDEAL FOR DUAL OCCUPANCY OR HOME OFFICE USE * JUST A SHORT WALK FROM A VARIETY OF AMENITIES * CIRCA 1400 SQUARE FOOT * CENTRAL LOCATION OFFERING PEACEFUL SURROUNDINGS * EPC: C

Situation

Nestled in the heart of Bristol's vibrant Cotham area, Sydenham Lane offers a rare combination of tranquillity and convenience. Surrounded by leafy, peaceful surroundings, the lane enjoys a strong sense of community. Its prime location places it within walking distance of Gloucester Road and Whiteladies Road, both renowned for their array of independent shops, cafés, and restaurants, making it an excellent choice for those who appreciate a lively social scene.

The area is popular for families thanks to its proximity to highly regarded schools such as Cotham School and Bristol Grammar School. Transport links are excellent, with Clifton Down Station nearby and easy access to the city centre. For those who enjoy green spaces, Cotham Gardens (0.4m) and St. Andrew's Park (0.7m) are located nearby.

For Sale Freehold

Upon entering the property through the front door, you are welcomed into the kitchen. This well-equipped space features a range of wall-mounted cupboards, drawer storage, wooden worktops, and tiled splashbacks. An electric hob and oven are complemented by a freestanding dishwasher, with a large window flooding the room with natural light.

A charming feature archway connects the kitchen to the living room, a generously proportioned and cosy space with wooden flooring and floor-to-ceiling French doors that open onto the first of two private courtyards.





Beyond the living room lies a separate room, currently used as a dining room. This versatile space features a dual-aspect layout, enhanced by two sets of bi-folding wall-to-wall glazed doors. These doors open onto the main courtyard, also accessible from the living room, as well as a smaller, private terrace.

The dining room room is wonderfully bright, further complemented by a skylight that floods the area with additional natural light, making it an inviting and functional space. This room offers the flexibility to function as a self-contained studio bedroom space with exclusive access to an en-suite shower room with a heated towel rail, sink, WC, and a 'Vaillant' boiler. A cupboard discreetly houses a washing machine and tumble dryer in a stacked configuration.

Adding to the functionality of the home is a practical space beneath the stairs, which the current owners have utilised as a home office—perfect for remote working or study.

An oak staircase ascends to the first floor, where a spacious landing provides access to three double bedrooms. Each bedroom benefits from dual-aspect views, Velux skylight windows that bathe the rooms in natural light, and extensive eaves storage running the width of the property. The bedrooms share a stylish family bathroom, featuring a skylight, freestanding roll-top bath, sink, and WC.

Of particular note is the income-generating studio flat, accessible directly from Sydenham Lane via a separate entrance. This thoughtfully designed space includes a large double bed, sofa bed, kitchenette, and a fully tiled wet room. The current owners have successfully let this studio on Airbnb, with proven potential to yield a monthly income of approximately £1,500–£2,000 per calendar month.

Outside

The property enjoys exclusive use of two private courtyards, accessible from both the living room and dining room via floor-to-ceiling glazed doors. These outdoor spaces are perfect for al fresco dining, morning coffee, or unwinding with an evening sundowner.

Permit parking is available through an arrangement with the local council.

Services

Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Local Authority

Bristol City Council:
Council Tax Band: C

Directions: Postcode: BS6 5SQ



Sydenham Road, Bristol BS6 5SQ

Approx. Gross Internal Area
1387.2 Sq.Ft - 128.9 Sq.M

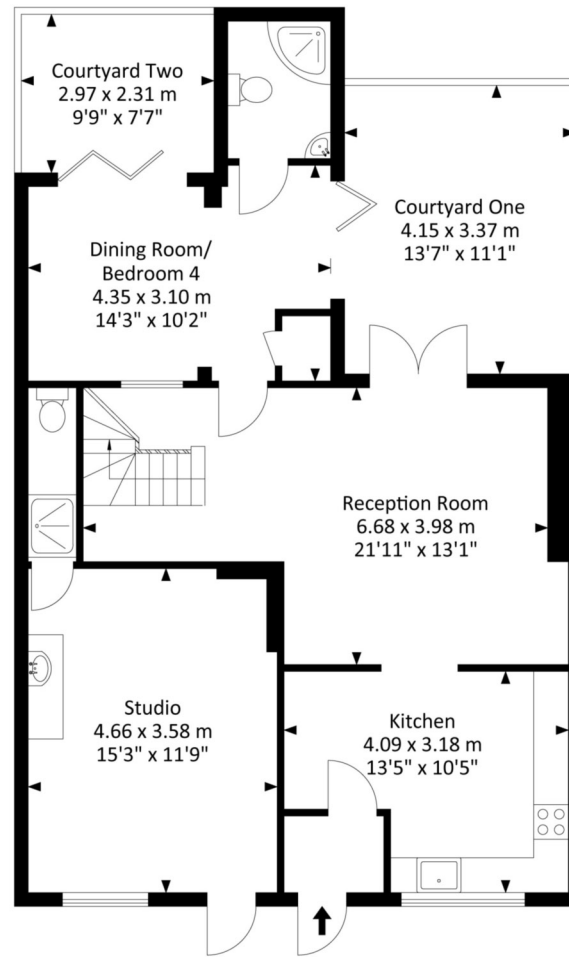
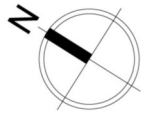


Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

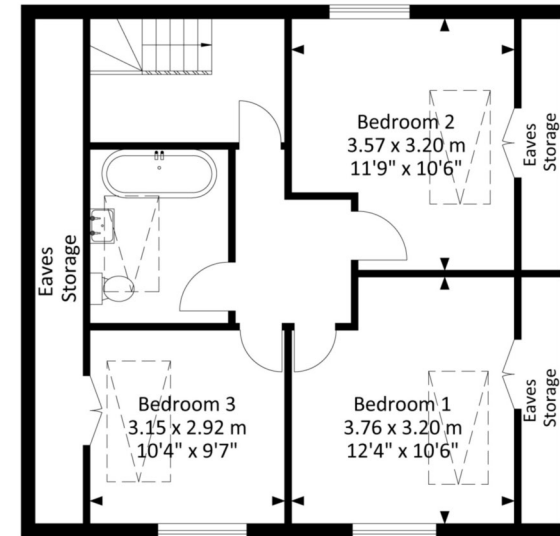
14 Waterloo Street,
Clifton, Bristol,
BS8 4BT
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Ground Floor



First Floor

For illustrative purposes only. Not to scale.
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0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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