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PROPERTY CONSULTANTS

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COLDHARBOUR ROAD, BRISTOL, BS6 7LZ

Occupying a prime position in the ever-popular area of Redland, this impressive six-bedroom period home offers an exceptional blend of space, character, and versatility—ideal for growing families seeking both comfort and convenience.

The area is particularly sought-after for its inclusion within the Redland Green School catchment, widely recognised as one of the city's top-performing secondary schools, alongside a number of outstanding local primary options all within easy reach.

Beautifully arranged over multiple floors, the property showcases a wealth of characterful features including high ceilings, ornate cornicing, feature fireplaces, and large sash windows that flood the interiors with natural light. The ground floor provides outstanding living space, comprising a generous bay-fronted sitting room and a superb full-width dining room, perfect for entertaining, with direct access to the kitchen. The kitchen itself is well-appointed and offers ample workspace, complemented by a separate utility area.

Upstairs, six well-proportioned bedrooms are arranged over the upper floors, offering flexible accommodation for family living, guest space, or home working. The principal rooms enjoy elevated leafy views across Bristol, while the layout ensures both practicality and privacy. A spacious family bathroom and additional shower room serve the upper levels.

Further enhancing the property is a substantial cellar, offering excellent storage or potential for further development (subject to consents), along with a garage in a secure development.

Externally, the home benefits from a pleasant outlook and a position within one of Bristol's most desirable residential neighbourhoods.

The area offers a superb balance of peaceful residential living and excellent access to amenities, independent shops, cafés, and transport links, as well as the open green spaces of The Downs.



Features

- Substantial six-bedroom Victorian family home
- Within the sought-after Redland Green School catchment area
- Elegant period features throughout, including high ceiling and cornicing
- Well-appointed open-plan kitchen and dining room
- Family bathroom and separate shower room
- Extensive cellar offering excellent storage and great potential
- Front and rear gardens
- Separate garage in gated area



Dining Room

13'8" x 19'10" (4.19 x 6.06m)

An elegant bay-fronted reception room of excellent proportions, showcasing high ceilings, intricate cornicing, and double glazed sash windows that flood the space with natural light, creating a sophisticated yet welcoming setting.

Dining Room

13'8" x 19'7" (4.19 x 5.99)

A superb full-width entertaining space, beautifully proportioned and ideal for hosting, with ample room for a formal dining table and additional seating, all enhanced by attractive period detailing.

Kitchen

9'10" x 19'2" (3.00 x 5.85)

A well-designed and stylish kitchen, fitted with a comprehensive range of wall and base units and central breakfast bar and generous work surfaces. This open-plan space is perfectly suited to modern family living and entertaining. It is complemented by access to a separate utility room.

Utility Room

6'11" x 9'10" (2.12 x 3.02)

A highly practical and discreet space providing additional storage and appliance provision, ensuring the main kitchen remains both functional and uncluttered.

Bedroom One

13'8" x 19'7" (4.18 x 5.99)

A stunning principal bedroom, with double glazed bay window to the front aspect, generously sized and filled with natural light, offering a calm and luxurious retreat with ample space for freestanding furniture.

Bedroom Two

13'8" x 16'0" (4.17 x 4.88)

A beautifully proportioned double bedroom, enjoying a pleasant outlook with views across Bristol and offering excellent versatility as a guest suite or secondary principal room.

Bedroom Three

9'10" x 9'10" (3.02 x 3.01)

A spacious and light-filled double bedroom, with great views across Bristol, ideal for family living or equally suited to use as a refined home office.

Bedroom Four

11'5" x 16'9" (3.49 x 5.13)

A well-appointed bedroom with a bright and airy feel, perfectly suited as a child's room, guest accommodation, or study.

Bedroom Five

9'10" x 16'6" (3.49 x 5.04)

A versatile and well-proportioned room, offering flexibility for use as a bedroom, nursery, or dedicated workspace. The upper floors all benefit from amazing views across Bristol.

Bedroom Six

10'10" x 11'3" (3.32 x 3.44)

An additional comfortable bedroom, ideal for larger families or those seeking further adaptable living space.

Bathroom

A beautifully appointed and generously proportioned family bathroom, elegantly designed with a contemporary roll-top bath, separate walk-in shower, WC, and twin basins set within a stylish vanity unit, combining luxury with everyday practicality.

Shower Room

This stylish shower room is situated on the second floor and serves 3 bedrooms, it has a walk-in shower, basin in vanity unit and wc.

Cellar

An extensive cellar space offering exceptional storage capacity, with exciting potential for conversion or enhancement, subject to the necessary consents.

Garage

A valuable addition, the garage provides secure parking or further storage, enhancing the practicality of this impressive home.

Outside

The front garden features a lawn, mature planting, and an elegant magnolia tree, all combining to create a secluded approach from the road.



TENURE
FREEHOLD

SERVICES
Gas, Electric and Water Mains

LOCAL AUTHORITY
Bristol City Council



Total Area: 234.7 m² ... 2527 ft² (excluding cellar)
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.