



104 COOMBE LANE,
STOKE BISHOP, BRISTOL, BS9 2AP



On a large plot, set well back, this deceptively spacious (circa 2400 sq.ft.), and rather special late 1920's detached residence enjoys generous and flexible accommodation, ample off street parking and garage.

Guide Price £750,000

Richard Harding

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

0117 946 6690

www.richardharding.co.uk
124, Whiteladies Road, Clifton, Bristol, BS8 2RP





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Must be viewed to be appreciated – immaculately presented with a lovely atmosphere – civilised and comfortable with good sized rooms and a feeling of light and space.

- **Flexible accommodation** – in addition to three good first floor double bedrooms served by a large family bathroom/wc and en suite shower/wc to bedroom 1, the ground floor has extremely generous living space including a third reception room/bedroom 4 and shower/wc which, subject to any necessary consents, could be adapted to suit those needing ground floor annexe accommodation perhaps for an elderly relative/working from home etc. – all this in addition to a superb large drawing room that was originally two rooms and a big dining room, study and kitchen with conservatory style breakfast room.
- **Prime location** – lovely walks available, near The Dingle, Canford Park and the University playing fields; local shops in Stoke Lane, Stoke Hill, Shirehampton Road and Westbury on Trym village; easy access to the city centre, Clifton Village, Whiteladies Road; also convenient for commuting out of town via M5 motorway junctions 17 and 18.
- **Ground Floor:** porch entrance, reception hall, 24ft drawing room opening to rear garden, dining room, study, fitted kitchen opening to conservatory/breakfast room, reception 3/bedroom 4, shower room/wc.
- **First Floor:** landing, bedroom 1 with en-suite shower room/wc, bedroom 2, bedroom 3, family bathroom/wc.
- **Outside:** front garden (59ft x 52ft) including driveway parking/turning areas for several vehicles, garage, rear garden (80ft x 42ft).

Route to the property: from the White Tree roundabout on the Downs take the Parys Lane exit and continue down to the bottom of the hill passing the Reedley Road and Stoke Lane turnings and then turn right into Coombe Lane. Continue down Coombe Lane and find the property approx one mile along on the right hand side, just after the turning on the left into Bell Barn Road.

GROUND FLOOR

APPROACH: set well back from the road via front garden and driveway/turning area to:-

PORCH ENTRANCE: (7'8" x 5'6") (2.34m x 1.68m) glazed double doors with side panels, tiled floor, solid wooden inner main entrance door with glazed side panels and over lights into:-

RECEPTION HALL: (overall dimensions inclusive of staircase 21'8" max x 13'7" max excluding short corridor to reception 3/bedroom 4) (6.60m x 4.14m) lovely light reception hall, picture rail, dado rail, shelved storage cupboard with electricity meter/trip switches, further understairs storage cupboard, two radiators, oak floor, staircase with handrail and balustrade rises to the first floor.

DRAWING ROOM: (rear) (24'8" max into chimney recess x 17'10" max between bay and wall by door to hall) (7.52m x 5.44m) picture rail, period style fireplace with marble surround and iron insert with tiled side panels and gas coal effect fire (disconnected), casement windows and glazed doors with glazed side panels and overlights set in a wide bay and opening to the rear garden, oak floor, two radiators.

DINING ROOM: (front) (17'10" max into bay x 12'3" max into chimney recess) (5.44m x 3.73m) picture rail/plate rack, centre rose, limestone fireplace with gas coal effect fire (disconnected), casement windows set in wide bay, radiator, oak floor.

STUDY: (side) (10'11" x 8'10" max to rear of built-in cupboards/wardrobes) (3.33m x 2.69m) picture rail, casement windows, three built-in cupboards/wardrobes with shelving and hanging rails, radiator.

KITCHEN: (side/rear) (19'7" x 9'3") (5.97m x 2.82m) extensive range of hand built (Robson Ward) base and wall mounted units with under cupboard lighting and incorporating granite work surfaces with granite splash backs, oak breakfast bar, 1½ bowl sink unit with mixer tap, five ring 'Miele' gas hob with extractor hood, 2 x Siemens electric ovens, integral microwave, integrated tall separate Siemens fridge and freezer, integrated dishwasher, plumbing for washing machine, space for dryer, gas boiler, ceiling down lighters, radiator, stone tiled floor with electric underfloor heating, double glazed windows to side elevation, and glazed door opens into:-

CONSERVATORY/BREAKFAST ROOM: (rear) (13'2" x 10'0") (4.01m x 3.05m) large double glazed picture windows on two sides, double glazed doors to the rear garden, side door to driveway, large Belfast sink with cupboard below and tall contemporary radiator, stone tiled floor with electric under floor heating.

RECEPTION 3/BEDROOM 4: (front) (12'3" x 11'10") (3.73m x 3.61m) picture rail, casement windows, radiator.

SHOWER ROOM/WC: white suite comprising fully tiled shower cubicle with 'Mira sport' electric shower unit, pedestal wash hand basin, low level wc, half height tiled walls, extractor fan, tiled floor, radiator.





FIRST FLOOR

LANDING: staircase rises from the reception hall, Velux opening skylight window throws plenty of natural light onto the stairwell/landing, ceiling access hatch to large roof space, dado rail, radiator, stripped wooden doors radiate off to all rooms.

BEDROOM 1: (rear) (15'4" min excluding bay and measured into wall below sloping ceiling at approx 4'10"/1.47m min height above floor level x 12'0" max) (4.67m x 3.66m) casement windows, radiator, door to large walk-in **Dressing Area/Wardrobe/or small Study** (approx 7'6"min x 5'3" min) (2.29m x 1.60m) with Velux skylight, wooden floor, and door to:-

En-Suite Shower Room/wc: (7'5" x 4'10" excluding shower cubicle) (2.26m x 1.47m) white suite comprising wash hand basin set in vanity unit with granite surface, storage cupboards below, low level wc, fully tiled shower cubicle with 'Grohe' system fed shower unit, Velux opening skylight window, heated towel rail/radiator.

BEDROOM 2: (front) (13'10" max measured into wall below sloping ceiling at approx 2'2"/0.66m min height above floor level x 12'1" measured into wall below sloping ceiling at approx 4'1"/1.24m min height above floor level) (4.22m x 3.68m) casement window set in dormer bay, radiator.

BEDROOM 3: (front) (14'9" max measured into wall below sloping ceiling at approx 3'11"/1.19m min height above floor level x 9'10" min measured into wall below sloping ceiling at approx 2'2"/0.66m min height above floor level) (4.50m x 3.00m) casement window set in dormer bay, radiator, door to large walk-in **Dressing Area/Wardrobe** (8'10" x 5'4" measured into walls below sloping ceilings at approx 3'10"/1.17m min height above floor level) (2.69m x 1.6m) – with radiator and small door to eaves storage area.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked by your legal adviser.

PLEASE NOTE:

- As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

FAMILY BATHROOM/WC: (side) (max dimensions of 10'0" x 8'2" measured into walls below sloping ceilings at approx 4'8"/1.42m min height above floor level) (3.05m x 2.49m) white suite comprising panelled bath set in tiled surrounds with recessed alcoves, low level wc, pedestal wash hand basin, circular shower cubicle with mains fed shower and wall tiling, Velux opening skylight window, heated towel rail/radiator, ceiling downlighters, eaves storage area, extractor fan.

OUTSIDE

OFF STREET PARKING: parking space for several vehicles provided on the driveway/turning area to the front and side of the property.

GARAGE: (16'9" x 9'5") (5.11m x 2.87m) located to one side of the property, electronically operated door (approx minimum opening height and width 6'0"/1.83m and 7'11"/2.41m respectively), electric power and light.

GARDENS:

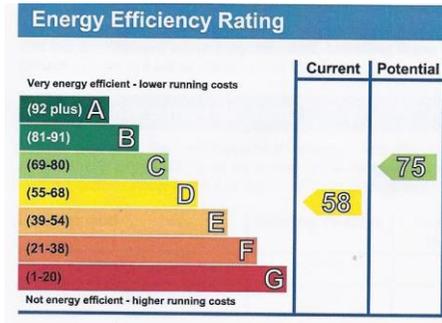
Front: (approx. dimensions 59ft deep x 52ft wide) (17.98m x 15.85m) mainly laid to lawn with central water feature/lily pond, flower beds and borders with flowering plants/shrubs/bushes, driveway, a paved side path and gate provides access to the rear.

Rear: (approx. dimensions 80ft deep x 42ft wide) (24.99m x 12.80m) has direct access from the sitting room and conservatory/breakfast room, paved pathway, paved patio/sitting out area with pergola, lovely shaped lawn with borders containing an abundance of flowering plants/shrubs/bushes, further paved sitting out area towards the rear of the garden, walled flower beds, variety of trees, greenhouse, outside light, garden store, fenced boundaries.



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Approximate Gross Internal Area = 222.0 sq m / 2390 sq ft
 Garage / Store = 15.5 sq m / 167 sq ft
 Total = 237.5 sq m / 2557 sq ft



If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.

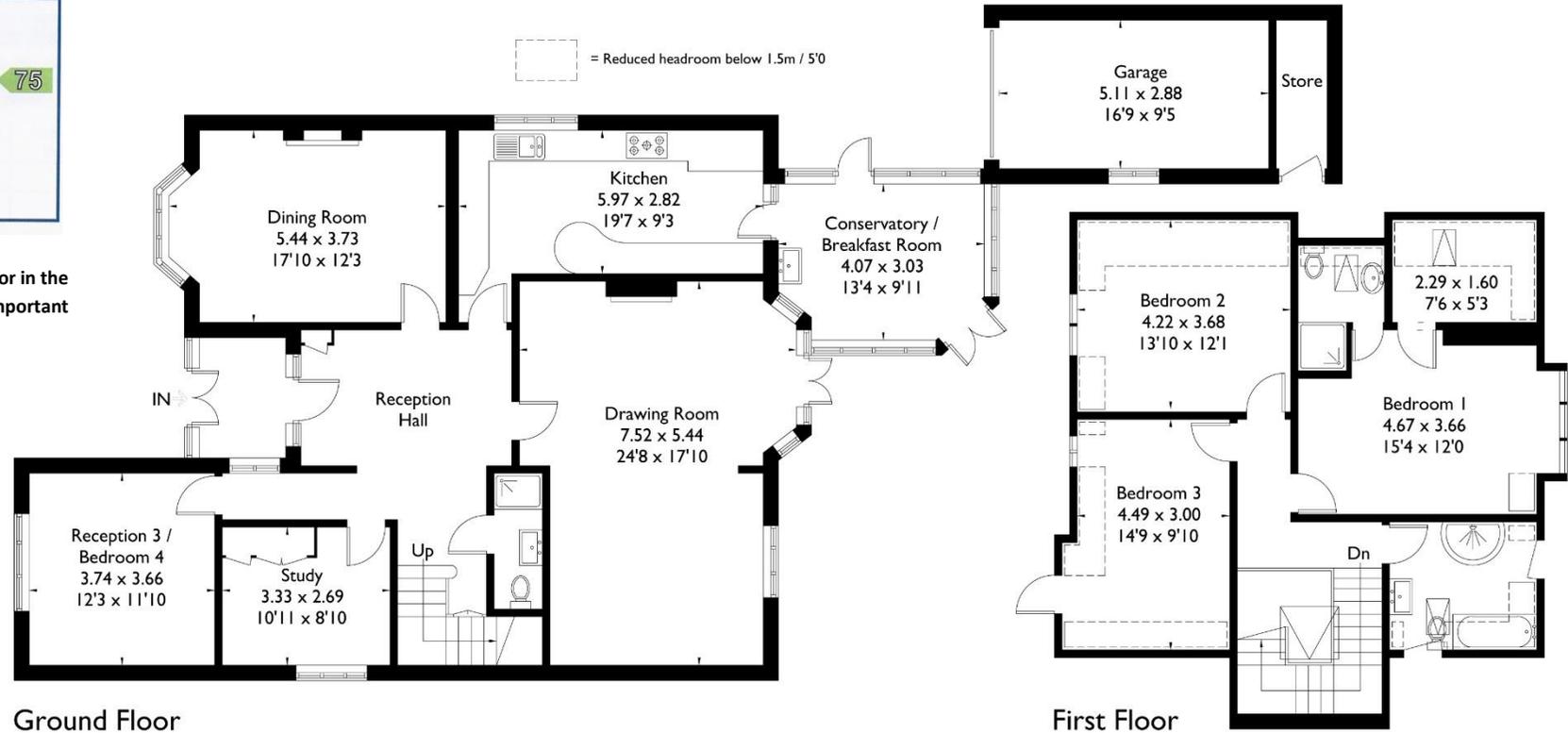


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