

COACH HOUSE

4 COOKS FOLLY ROAD • SNEYD PARK • BRISTOL



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BRISTOL

A wonderful home at the end of a no through road enjoying extensive views across the River Avon towards Leigh Woods

Entrance Hall • drawing room • dining room
sitting room • study • kitchen • utility room • cloakroom
rear hall and second staircase • integral garage

Master bedroom with en suite bathroom and dressing room
4 further bedrooms • 2 further bathrooms • cloakroom

Ample parking • enclosed front gardens • rear terrace and gardens extending to about 0.68 of a hectare (1.6 acres)

Clifton Village 2.1 miles • Whiteladies Road 2 miles
Bristol Temple Meads 6.3 miles • Bristol Airport 11.2 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

Coach House, 4 Cooks Folly Road is situated at the end of a no through road, enjoying superb views across the River Avon towards Leigh Woods.



Bristol provides a good selection of schools including Clifton College, Clifton High School, QEH, Bristol Grammar School and Badminton School for Girls. Other schools in the surrounding area include The Downs School at Wraxall.



Clifton village has boutique shops, banks, restaurants, post office, public houses and art galleries. The city centre is about 3.5 miles away and provides extensive shopping facilities including Cabot Circus Shopping Centre, Cribbs Causeway is 5.3 miles.



J18 of the M5 is about 5.3 miles. Bristol Temple Meads provides a fast train service to London Paddington which is approximately 90 minutes. Bristol Airport is 11.2 miles to the south.



Ashton Court, about 3 miles away provides communal parkland of approximately 800 acres, ideal for excellent walking and mountain biking along with the woods at Leigh Woods itself. Bristol & Clifton and Long Ashton Golf Clubs are within 4.9 and 6.5 miles respectively.

For Sale Freehold

The property is a splendid home which was originally constructed in the 19th century as the coach house to the neighbouring building known as Cooks Folly and then extended in the first half of the 20th century. The two main reception rooms are accessed from the entrance hall with the drawing room featuring a large picture window and the dining room benefiting from sliding patio doors leading onto the south west facing terrace. Both rooms along with the study and kitchen offer spectacular views over the Avon Gorge. The sitting room looks across the front gardens and courtyard and beyond is the rear hall with second staircase and access to the integral garage that (subject to necessary consent) could be incorporated into further living space. Further ground floor accommodation includes the utility room and downstairs cloakroom.

The first floor has more impressive views with three bedrooms enjoying views across the River Avon towards Leigh Woods. The master bedroom has fitted cupboards and a large en-suite bathroom which in turn leads to a dressing room.

The dressing room has a connecting door to bedroom 3 and these two rooms could form a large bedroom with the removal of a partition wall. The landing gives access to a family bathroom and separate WC and three steps lead up to the older part of the

building, where bedroom 2 enjoys a similar outlook to bedroom 1 and 3.

The accommodation continues to the rear landing with fitted cupboards, an additional bathroom and two further bedrooms. There is also access to the second staircase at this point. The house has the versatility to extend, subject to the necessary statutory consents.

Gardens and Grounds

The property is accessed by a gated drive leading to the front of the property where there is ample parking and access to the integral garaging. The front gardens are enclosed by stone walls and fencing, interspersed by a number of mature trees and borders. The main gardens are accessed through a gate set into the high stone wall which has lawns and woodland that stretch down towards the River Avon. The gardens are flanked by mature woodlands and allow views from the terrace and gardens to extend across the River Avon towards the Avon Gorge Nature Reserve and Leigh Woods. The terrace is accessible from the dining room and kitchen. The property totals in all about 0.68 of a hectare (1.6 acres)

Tenure

Freehold.

Services

Gas fired central heating, mains drainage, water and electricity.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

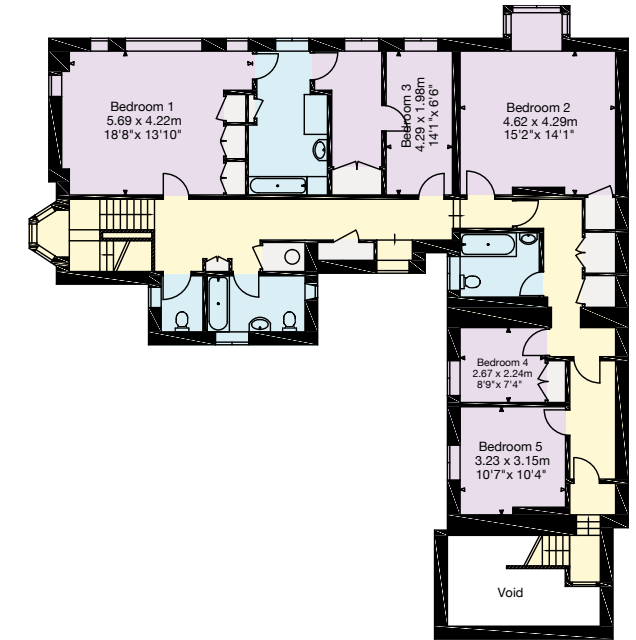
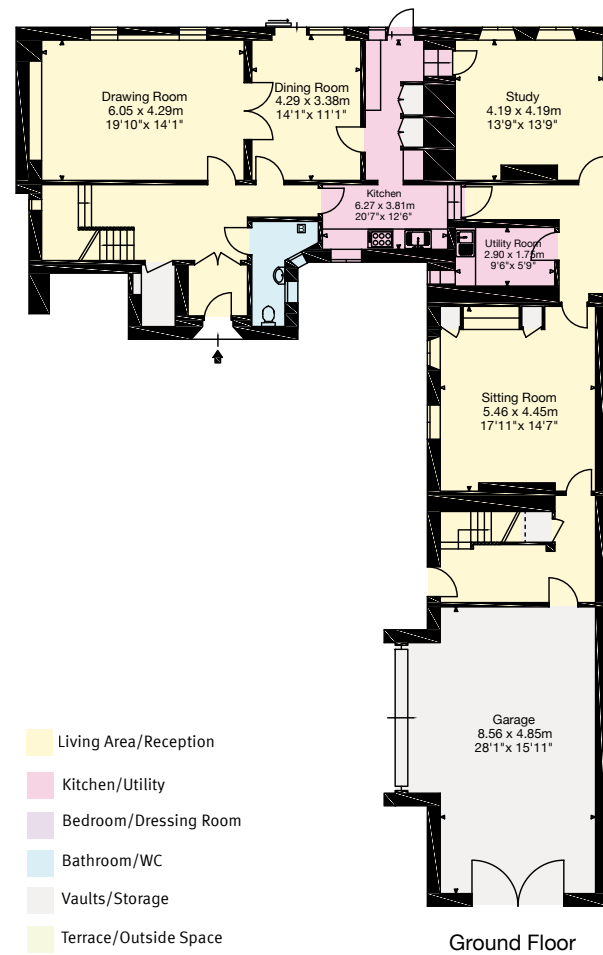
Local Authority

Bristol City Council – tel: 0117 922 2000

Viewing

Viewings are strictly by appointment with agents Knight Frank LLP
Tel: 0117 3171999

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
364 sq.m (3,927 sq.ft)
(Including Garage)



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This brochure is environmentally friendly

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