



HENBURY LODGE NAPIER MILES ROAD,
BLAISE, BS11 0UU

GOODMAN
& LILLEY







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BLAISE BS11 0UU

GUIDE PRICE
£925,000

A once in a lifetime opportunity to acquire this stunning and truly individual detached Grade II listed 5 bedroom period family home, formally part of the Kingsweston estate and dating back to the end of 1700's. Situated in a private non-estate tree lined position within its very own postcode with approximately 3/4 acre of land, stables, outbuildings and small grazing paddock.

We anticipate a strong demand for this stunning and unique period property, due to its many benefits and extreme individuality. So Call, Click or Come in and visit our experienced sales team- 0117 2130777 & henleaze@goodmanlilley.co.uk

Henbury Lodge, also known as Home Lodge is one of the original gate houses to Kingsweston estate and it once controlled access from the public highway into the private park around Kings Weston House. The original house to the front has been extended over the years and has three bedrooms to the front part of the house and two to the back meaning this is the perfect property for two families to comfortably enjoy, dependent relatives or even Air BnB either half for extra income.

Location -

The property lies to the north west of Bristol and is considered to be semi-rural being on the cusp of the town and country. There are meandering walks and bridle paths through the adjacent Kings Weston estate and shops within proximity including those in Westbury-on-Trym and Henleaze, which includes a Waitrose. There are a wide variety of schools, state and independent, available from Stoke Bishop, Westbury, Henleaze and more particularly Clifton for the latter which is approximately 4.7 miles away. For sporting endeavours, there are health and leisure clubs and golf courses. For the commuter, the A4018 provides a direct link to not only the motorway networks, M4 and M5, but also Bristol's commercial centre.

Accommodation

Please see the floorplan for room measurements and the layout

Side Entrance -

Door Leading to

Central Hallway

18'3 x 6'2

Providing access to both sides of the house, window to side.

Open Plan Sitting Room

15'9 x 13'6

Original exposed stone walls, wooden floorboards, windows with period wooden shutters, central stone fireplace with inset woodburner, open plan to -

Open Plan Dining Room

15'9 x 10'2

Exposed stone walls, wooden floorboards, wooden staircase with understairs cupboard, radiator.

Stairs To -

Bedroom 4

7'3 x 6'8

Window to side.

Bathroom

Three piece suite, window to side.

Bedroom 1

15'5 x 14'3 max measurement

Window to front, radiator.

Bedroom 3

9'8 x 9'6

Window to front.

Inner Lobby & Cloakroom WC

Doors to front and rear and into the back half of the house. Door to downstairs cloakroom WC, door to -

Kitchen/Dining Room

17'1 x 10'2

Dual aspect room with windows to both sides, wooden floorboards, wooden quality built in kitchen units, space for range cooker, door to -

Rear Lobby

10'3 x 10'2

Staircase rising to bedroom 5, window to front, door to -

Bedroom 2 & En-Suite Shower Room WC

14'4 x 10'2

Two windows to front, door to en suite shower room with three piece suite.

Bedroom 5

10'2 x 8'7

Via staircase from rear lobby. Window to front.

Outside

The property is set in a private tree lined plot of around 3/4 an acre with an expansive driveway for numerous vehicles, large feature glazed summerhouse, family lawn, stables, outbuildings and a small grazing paddock.

Further Information.

Local Authority: Bristol Council Tel: 0117 922 2000.
Council Tax Band D.

Services: Electric, Oil central heating, Water & Mains Drainage



• Unique Grade II Listed Detached Period 5 Bedroom House

• 0.6 Of An Acre Private Tree Lined Plot

• Only Property In It's Postcode

• Dating Back To The 1700's & Former Gate House To The Kingsweston Estate

• Retaining Many Period Features To The Property

• Viewing Essential To Appreciate What Is On Offer Here. Book Your Viewing Now!

• Ideal For Two Families To Reside Or Dependent Relative Or Air BnB Potential

• Various Stables, Grazing Paddock, Summerhouse, Outbuildings, Garden, Expansive Driveway





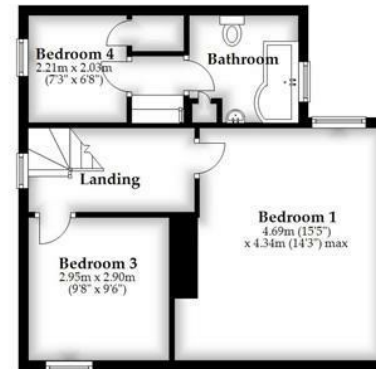
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Ground Floor
Approx. 96.6 sq. metres (1039.6 sq. feet)



First Floor
Approx. 56.0 sq. metres (602.7 sq. feet)



Total area: approx. 152.6 sq. metres (1642.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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