



62 STOKE HILL,
STOKE BISHOP, BS9 1ER

**GOODMAN
& LILLEY**







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GUIDE PRICE

£815,000

A golden opportunity to acquire this tastefully refurbished and beautifully finished 1930's semi-detached family home, situated on Stoke Hill, adjacent to the local shops & restaurants and just a short walk from the wide expanse of the renowned Durdham Downs.

This light and engaging home boasts spacious proportions to all rooms, which has been further enhanced by a large double storey extension and a conversion of the loft space in past years, which has culminated into the highly impressive family home on offer today.

Viewing is highly recommended to fully appreciate the generous accommodation on offer here.

Location

Excellent located on a popular road the house is within walking distance of many local shops and restaurants on Stoke Hill / Lane and in Westbury-on-Trym and Stoke Bishop. The location is particularly popular with families as the property is within a distance of Elmlea Infant and Junior Schools and within the catchment area of Bristol Free School for secondary education. There are also a number of reputable independent schools within close proximity. The area provides convenient access to the wide open space of Durdham Downs and there is good access to transport links including the M5/M4 motorways.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

Entrance Hallway

The central entrance hallway welcomes you to the house with staircase rising to first floor landing, understairs storage, radiator, feature leaded windows to the front elevation, and coved ceiling. Stripped wood panelled doors with moulded architraves, opening into:

Downstairs Cloakroom

Concealed cistern wc, wash basin with mixer tap and cupboard below, recessed LED lighting.

Sitting Room

Large bay window to front elevation comprising hardwood double glazed windows with feature leaded detail, coving to the ceiling, handsome fireplace with decorative tiled inserts and attractive wooden mantelpiece, bespoke fitted shelving to either side of the chimney breast with base level cabinets, feature radiator, multi-paned glazed double doors opening into the dining room.

Dining Room

Feature exposed brick chimney breast with fitted

woodburning stove set on a tiled hearth, vertical style column radiator. Hardwood double glazed bi-folding doors providing access to the rear garden. Pocket door to the living room/ family room.

Living Room

Over sized hardwood double glazed window looking out to the rear garden, parquet wooden flooring, feature Victorian style radiator and a feature stripped wood acoustic wall. Opening into the kitchen.

Kitchen / Breakfast Room

Comprehensively fitted with a range of base and eye level units combining drawers and cabinets. Roll edged quartz worktops with matching upstands. Belfast style sink with feature swan neck mixer tap over. Integral Bosch appliances to include electric double oven, fridge/freezer and four ring induction hob. Additional integrated appliances including dishwasher and wine cooler. Breakfast bar, parquet wooden flooring, hardwood double glazed window to the side elevation with pleasant outlook, concealed wall mounted Worcester Bosch gas fired combination boiler, wall mounted digital thermostat control for underfloor heating, inset ceiling downlights. Hardwood double glazed double doors opening externally to the rear garden.

Utility Room

Hardwood frame double glazed windows with leaded features over to the front elevation. fitted wall and base cabinets and drawers, roll edged marble effect surfaces, space and plumbing for washing machine and tumble dryer.

First Floor

Landing

A wonderful light and spacious first floor landing incorporating a former small single bedroom giving the property a real sense of space and providing a useful study/reading area with an attractive bay window to front elevation. Further natural light provided by the Velux

skylight window above the staircase which rises to the second floor. Stripped wooden panelled doors to three large double bedrooms and a family bathroom.

Master Bedroom

A large triple aspect master bedroom with hardwood double glazed windows to front and rear elevations. Hardwood double glazed double doors to the side elevation with a Juliet balcony and attractive elevated views. Solid oak flooring, inset ceiling spot lighting. Further mezzanine loft area providing useful storage space.

Bedroom Two

A generous double bedroom with large bay window to front elevation comprising hardwood double glazed windows with leaded features, picture rails, coving to ceiling and radiator.

Family Bathroom

Fitted with a quality white suite comprising double ended panelled bath with central wall mounted mixer tap, walk-in shower with dual headed system shower, low level wc, wash stand with circular wash hand basin and mixer tap, heated towel rail/radiator, feature stained glass window to rear, attractive tiled flooring and partially tiled walls.

Bedroom Three

The third of four double bedrooms. Hardwood double glazed windows to the rear elevation with leaded features, picture rails, coving to ceiling and radiator.

Second Floor

Landing

Landing area with Velux window providing natural light down through to the landing and stairwell below. Folding door access to bedroom 4/loft room.

Bedroom Four

A double bedroom with large dormer picture windows to rear of the property offering panoramic views over the

rooftops of Stoke Bishop, Velux windows to front, built-in shelving to chimney recesses and door to the en suite bathroom.

En Suite Bathroom

Fitted with a modern white suite comprising double ended bath with tiled splashbacks, concealed cistern wc, wash basin and Velux window.

Outside

Gardens

The property occupies an elevated position and has beautiful gardens to the front, one side and rear of the property. At the rear there is a lawned garden with decked seating area accessed directly from the house. The side garden is also mainly laid to lawn. The front garden offers a pathway leading up to the front door and an attractive raised decked terrace enjoying the last of the day's sunshine and a hedgerow to front provides privacy from Stoke Hill.

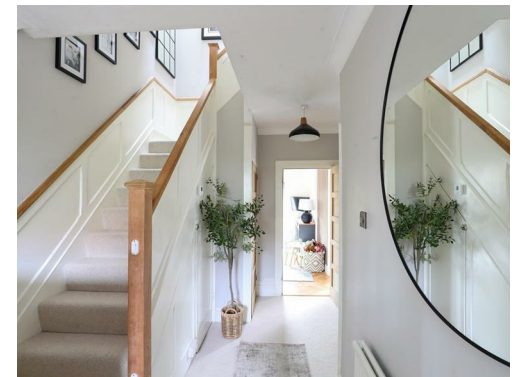
Cellar Undercroft Storage

There are two useful low level undercroft storage spaces accessed from the side garden beneath the extended section of the property.

Further Information

Tenure: Freehold.

Local Authority Information: Bristol City Council.
Council Tax Band: F



- Substantial 1930's Semi Detached Family Home
- Accommodation Over Three Floors Of Over 2,300 Sq ft
- Superb Location Just Moments From Durdham Downs
- Situated Very Close To Local Shops & Restaurants On Stoke Hill
- High Quality Fitted Kitchen, Utility and Bathrooms
- Wrap Around Garden to Three Sides Meaning Sun All Day Long In Warmer Months
- Skilfully Refurbished & Stunning Finish That Must Be Viewed To Be Fully Appreciated
- Excellent Value For Money. Book Your Viewing Now!

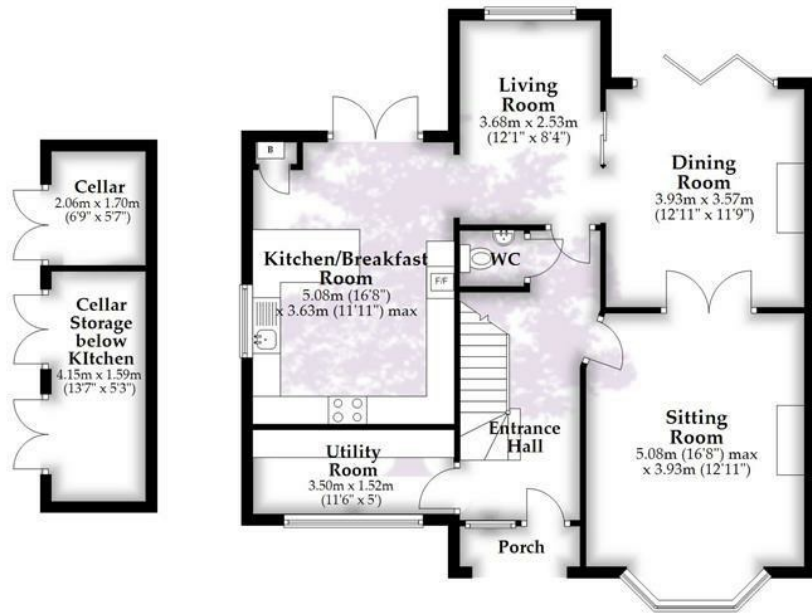




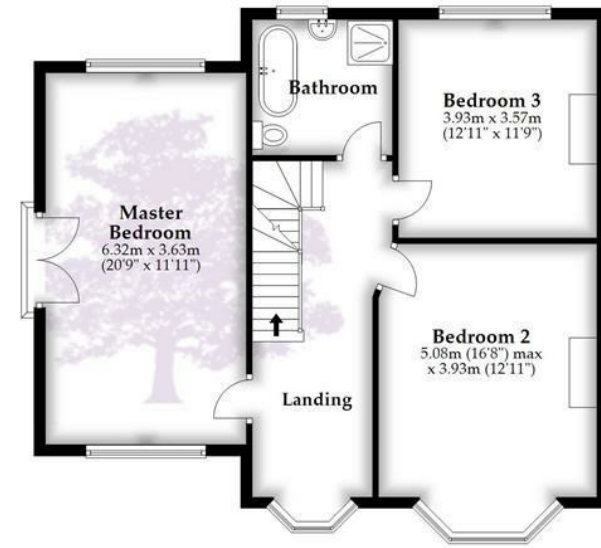
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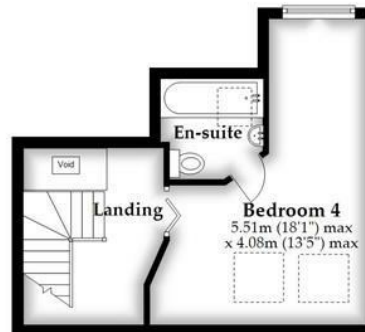
Ground Floor
Approx. 92.4 sq. metres (995.1 sq. feet)



First Floor
Approx. 95.5 sq. metres (1028.3 sq. feet)



Second Floor
Approx. 26.3 sq. metres (283.0 sq. feet)



Total area: approx. 214.3 sq. metres (2306.3 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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