



## COOKS FOLLY

5 Cooks Folly Road, Sneyd Park, Bristol, BS9 1PL









# Cooks Folly

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A stunning Grade II Listed family house with sensational views, exceptional accommodation, heated indoor swimming pool, superb gardens, roof terrace and parking.

\* A BEAUTIFULLY REFURBISHED FAMILY HOME \* 6600 SQ. FT OF FAMILY ACCOMMODATION \* CIRCA 13 ACRES OF PRIVATE LANDSCAPED GARDENS AND GROUNDS \* EXTENSIVE GATED OFF-STREET PARKING AND AN INTEGRATED DOUBLE GARAGE & WORKSHOP \* HEATED INDOOR SWIMMING POOL \* FIVE DOUBLE BEDROOMS AND FOUR BATH / SHOWER ROOMS \* THREE RECEPTION ROOMS, GYM AND STUDY \* KITCHEN & BREAKFAST ROOM \* SENSATIONAL DECKED ROOF TERRACE AND KITCHENETTE \* EPC: E

## Situation

Cooks Folly is situated towards the end of a quiet no-through road, ensuring peaceful and private surroundings with uninterrupted views across the Avon Gorge, Leigh Woods Nature Reserve and the Clifton Suspension Bridge.

The house is moments away from the 400 or so acres of Durdham Downs, providing a serene environment away from the city's hustle and bustle; complete with a shared circa 9 acre wood accessed from the bottom of the garden.

It is conveniently accessible to both the M5 in the north and Clifton and the city centre further south.

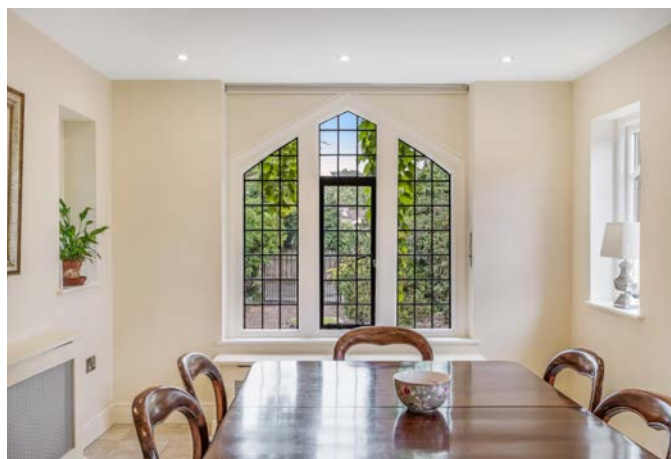
The area is home to many reputable state and private schools, including Badminton School, Redmaids' High School, St Ursula's School, Clifton College and Clifton High School to name a few.

Within an easy commute is a large Waitrose supermarket in Henleaze and, across The Downs, the sought-after independent retailers, bars, and restaurants of Clifton Village and Whiteladies Road.

## For Sale Freehold

Quite simply, Cooks Folly is one of the most stunning family homes in Bristol; sensitively and comprehensively refurbished by the current owners over an eight year restoration programme with sensational and far-reaching views.

The original "Cooks Folly" dates to the late-17th century; built by John Cook as a prospecting tower. In the mid-1800's Henry











Goodeve built a glamorous house around the folly in the fashionable Gothic Revival style, with the original tower sadly demolished in 1890.

No. 5 comprises a principal half of the original house, with some 6600 sq. ft of internal accommodation, surrounded by extensive gardens and grounds of comfortably over an acre, shared woods of some 9 acres and private off-street parking for many vehicles, not to mention the 38' double garage, workshop and sensational roof terrace.

No expense was spared in the refurbishment; with teak double glazed windows providing modern warmth and insulation, a heated indoor swimming pool, restored and refurbed period features complimenting the high ornate ceilings, modern heating and wiring, SONOS system, extensive roof works and an overhaul of the gorgeous landscaped gardens to provide year 'round interest, colour and form.

A truly historic home comprehensively refitted for modern family life.

The accommodation is exquisite, and despite the property's stunning proportions retains a homely feel throughout, with soft furnishings and the double glazed windows complimenting the high ceilings, wood panelled entrance hall and retained period fireplaces.

The family kitchen and breakfast room is exquisite; beautifully crafted with plenty of workspace and a large open plan breakfast room; complimented the glamorous dining room and separate sitting room along the hall; each of which enjoys jaw dropping views across the gorge.

Across the first floor, accessed via a dog-leg wooden staircase is the master bedroom; where the views only get better, served by its luxury almost spa like bathroom.



Two further bedrooms compliment this floor, with the feature hexagonal window providing far-reaching views to the suspension bridge from bedroom two. These bedrooms are served by a separate family bath & shower room.

Across the top floor lie two further bedrooms; the beautiful timber beamed fourth bedroom with its welcome window seat, and the octagonal fifth bedroom; both served by a bath and separate cloakroom.

Adjacent to the bathroom is a well-placed kitchenette; its sole purpose to fuel and feed the "secret" roof terrace accessed via a small window and shallow staircase. The reveal is sensational however; with what feels like the whole of Bristol laid out below and jaw-dropping views across to the suspension bridge, Sea Walls and Leigh Woods







nature reserve; catching the whole of day and evening sun.  
Sensational.

The lower ground floor presents an almost entire leisure and family games suite; with a heated indoor swimming pool (complete with swim jet / counter current) spilling out into the garden via French doors, a gym with a tiled floor and a large family games room with a feature brick fireplace. In addition, there is a large shower and utility room, separate cloakroom and a home office / study.

### Outside

Electric double gates open from the road to present extensive parking for upwards of 10 to 15 cars / boats / dinghies or campervans. A truly rare opportunity in a city where for most private parking for one or two vehicles is considered a luxury; with an integrated 38' double garage and workshop to boot.

An inner courtyard leads into the workshop, which itself leads into pool; perfect for pool parties and or guest to come "straight through" to the rear garden.

And what incredible rear gardens they are, gently tapering via a series or cleverly landscaped terraces towards a shared 9 acre wood.

In all, the private gardens cover some 1.3 acres, with a long circa 60' paved terrace running the full width of the house presenting the perfect al-fresco dining platform, taking in the sublime views beyond.

Steps lead down to a generous level lawn, with side steps down to the terraced gardens beyond. These have been planted with mature trees, shrubs and herbs presenting year 'round colour and form, culminating in a bespoke tree house at the very bottom of the garden, fun for children and adults alike!

The garden is finished with extensive lighting, perfect for evening meals and a BBQ in the woods or a beautiful backdrop in the winter when entertaining in the house.

### Services

All main services are connected.

### Local Authority

Bristol City Council: Tel: 0117 922 2000  
Council Tax Band: H

Directions: Postcode: BS9 1PL





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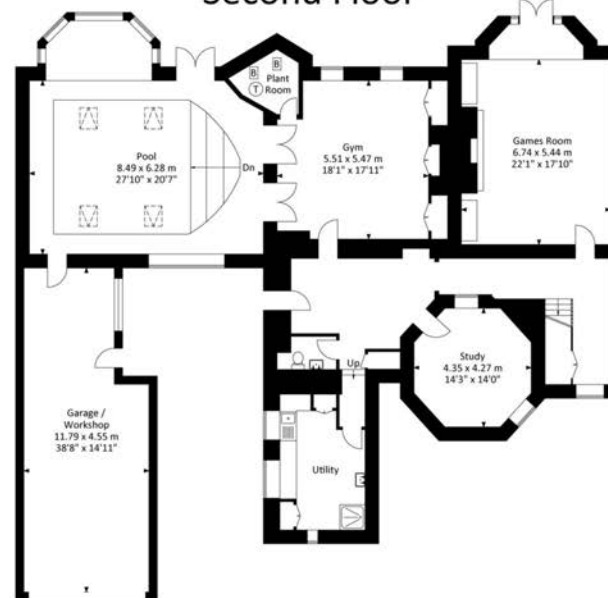
Approx. Gross Internal Area  
6627.0 Sq.Ft - 615.70 Sq.M  
Garage / Workshop Area  
522 Sq.Ft - 48.50 Sq.M  
Total Area  
7149.0 Sq.Ft - 664.20 Sq.M



Second Floor



First Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.  
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.

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