



## 9 Pitch & Pay Lane

Sneyd Park, Bristol, BS9 1NH









## 9 Pitch & Pay Lane

Sneyd Park, Bristol, BS9 1NH

**An extremely versatile and beautifully located four-bedroom family home; set in an enviable enclosed walled garden set back along a private road, with gated off-street parking and a detached garage.**

Well proportioned (circa 2500 sq ft) detached family house | Superb south west-facing garden | Gated off-street parking for several vehicles and a detached garage | Versatile internal accommodation over two floors | Generous open-plan kitchen and breakfast room | Sitting room | Dining room | Study | Four bedrooms and three bath / shower rooms | Utility room | Cloakroom | Conservatory | Easy access to The Downs | Large boarded loft | EPC: D

### Situation

Pitch & Pay Lane is a quiet and little known residential address in Sneyd Park; lined with detached family houses along its approach road and culminating in a cul-de sac; with close proximity to The Downs, some 400 acres or so of open public space.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

### For Sale Freehold

9 Pitch & Pay Lane is a charming post-war detached Stride-built family house, situated within part of the original walled garden of The Mythe – an historic villa long since demolished – but which has left an enviable fully enclosed plot with a predominantly south-west facing orientation with a superb family home in the centre.

Approached via double gates with plenty of off-street parking and a detached garage, there is access from both sides of the house to the rear garden.











Internally, the house is arranged over two floors complete with a large boarded loft above and a versatile layout and presenting the opportunity for any new owner to extend "out & up" subject to the necessary consents.

Internally, the ground floor presents a sociable and light-filled layout, with much of the original solid hardwood flooring across the hallway and principal reception rooms. From the hall there is a useful understairs cupboard as well as access to a fitted cloakroom with a w.c and wash basin.

The sitting room is a wonderful size; dual aspect running the full depth of the house with views over the front and rear gardens, and double glazed sliding doors out to the rear, complete with a dressed marble fire surround and coal effect gas fire below.

Adjacent to the sitting room, and accessed either via the entrance hall or folding doors from the sitting room is a lovely light dining room with double glazed sliding doors out into the rear garden; presenting a lovely "inside / outside" lifestyle.

To the front of the house is a useful study, with views out over the driveway and front garden.

To the rear of the house is a charming family kitchen and breakfast room, opening up via glazed double doors to a hugely useful conservatory.

The kitchen is a great size, with an expanse of granite worktops and a useful peninsular island along with extensive floor and wall-mounted storage with fitted pear wood cabinets.

A 1 ½ bowl sink overlooks the rear garden, and the kitchen is finished with an integrated dishwasher, fridge, oven and grill along with a 4 ring gas hob and a double-fronted larder cupboard.

The conservatory is a super-size and functional all year 'round; with thermostatic controlled electric ceiling windows and French doors opening out into the garden.

Accessed off the kitchen is an inner hall with a side entrance to the house – ideal after muddy walks, with access to a fitted utility room with added storage.

Upstairs lie four generous double bedrooms; bookended at each end via generous bedroom suites boasting en-suite facilities and two double bedrooms in-between served by a well-appointed family bathroom.









The master bedroom is particularly spacious, running front to back with plenty of space for fitted wardrobes and the potential to convert to two bedrooms should the additional bedroom be required.

Accessed from the landing is the loft, via a hatch and folding ladder, which has been fully boarded to present additional long-term storage but equally a space to explore should further accommodation be required.

### Outside

The gardens of No. 9 are exquisite, and a testament to the love, care and attention given to them by the current owners over the past 22 years or so.

At the front, aside from some excellent gated parking is a small level lawn and raised beds, perfect for fruit / veg and cutting plants. The house is flanked to both sides giving full 360 degree access, with a gated access to the south side and a wooden storage shed blocking access to the northern side.

From the front there is access to a 400 sq. ft double garage - predating the house itself and built for The Mythe - now fitted with an electric roller door and proving space for two cars; or a single car with a workshop and storage as well as the possibility of creating further mezzanine storage above.

To the rear, the part-walled and fully enclosed garden spills out from the house with access from the conservatory, inner hall, dining room and sitting room truly encouraging the inside / outside lifestyle.

A deep paved terrace runs directly along the rear elevation of the house, with two oversized sun blinds giving shelter and shade in the warmer summer months. A level lawn, interspersed with pathways runs across the main bulk of the garden, with attractively planted beds beyond giving year 'round colour and form along with flowering trees, roses, shrubs and herbs, a lovely forsythia and a charming wooden pergola complete with a mature wisteria.

### Services

All main services connected. Full Fibre broadband available by contract with supplier.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band G

Directions: BS9 1NH

Viewing: Strictly by appointment with Rupert Oliver Property Agents



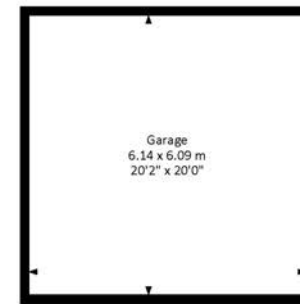


# Pitch And Pay Lane, Stoke Bishop, Bristol BS9 1NH

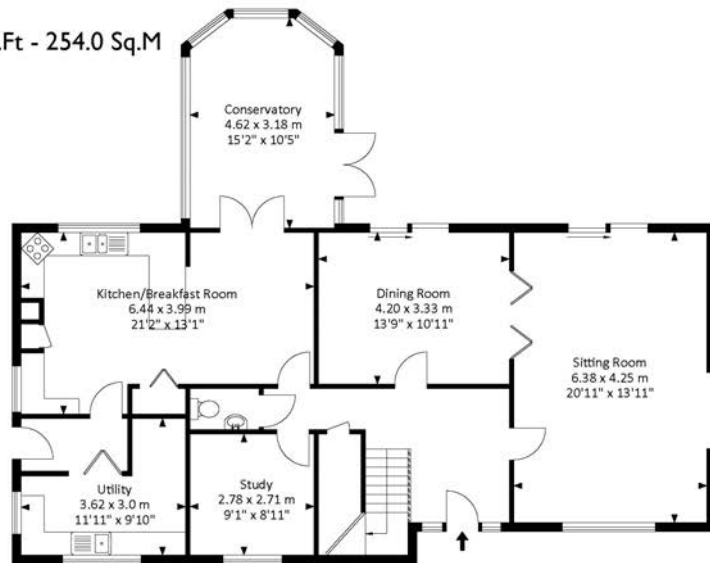
Approx. Gross Internal Area  
2331.40 Sq.Ft - 216.60 Sq.M

Garage Area  
402.50 Sq.Ft - 34.40 Sq.M

Total Area  
2733.90 Sq.Ft - 254.0 Sq.M



Garage



Ground Floor



First 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.



0117 428 6464  
home@rupertoliver.co.uk  
Somerset House, 18 Canynge Road,  
Clifton, Bristol, BS8 3JX  
rupertoliver.co.uk



IMPORTANT NOTICE Rupert Oliver Limited gives no notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rupert Oliver Limited does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Rupert Oliver Limited does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Rupert Oliver Limited and we will try to have the information checked for you.