



10 Parrys Lane

Stoke Bishop, Bristol, BS9 1AA





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A sumptuous circa 4000 sq. ft family home in a private and enclosed plot, with gated off-street parking, expanse of family accommodation, wrap-around gardens and useful outbuildings

Stylish detached family home | Circa 4000 sq. ft of internal accommodation
Elmlea Infants School Area of First Priority | Landscaped wrap around gardens | Gated off-street parking for several cars & EV charge point | Sitting room, drawing room, study and sun room | Expansive kitchen / dining room | Home cinema | Six bedrooms and four bath / shower rooms (three en-suite) | Utility Room | Prep kitchen | Cloakroom | Superb gardens and sun terrace | Shed and separate workshop | EPC: D

Situation

10 Parrys Lane is conveniently located to the southern edge of Stoke Bishop in a close family friendly community; moments away from the 400 acres of Durdham Downs, yet easily accessible to both the M5 in the north and Clifton and the city centre further south.

There are many state and private sector schools in the area. These include OFSTED rated "outstanding" Elmlea Infants and Junior School (less than 0.3 miles), Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, Clifton College, BGS and QEH a little further to the south.

Within an easy commute is a large Waitrose supermarket in Henleaze, with local shops on Stoke Hill, Stoke Lane and on Westbury-on-Trym High Street. Across The Downs are the sought-after independent retailers, bars and restaurants of Clifton village and Whiteladies Road with Cribbs Causeway a little over three miles to the north.

For Sale Freehold

10 Parrys lane is a significant yet effortlessly versatile family home, covering some 4000 sq. ft and arranged over three floors.







The current owners have much improved the house over their ownership, including the creation of the superb home cinema and sensitively yet dramatically improving the kitchen and dining room space; with a state of the art kitchen and twin sets of bi-folding doors opening up into the rear garden.

Accessed via a double electric gate, the drive extends up to the house with plenty of off-street parking for several vehicles.

A deep paved terrace leads up to the central front door with views out to the sunny south-facing front garden.

The entrance hall carries the traditional hallmark of a Stride built house, wide and welcoming with a central staircase leading to the upper floors and plenty of retained period details, much of which is featured throughout the house.

Flanking the entrance hall are a pair of square bay-fronted reception rooms; each a similar size and each with views over the front garden. The principal reception room enjoys a charming dressed stone fire surround, with the sitting room benefitting from a dressed granite surround and latticed ceiling wood detailing.

To the rear is a useful study, which previously enjoyed life as the children's playroom which in turn leads to a useful sun room - currently dressed as the house gym with views and double doors leading out to the gardens.

Without a doubt however the heart of the home is the stunning family kitchen and dining room; opened up by the current owners to create a truly sociable space to entertain family and friends.

With LED mood lights, a huge central island and breakfast bar complete with recessed BARAZZA gas hob it a fabulous space both day & night. Twin MIELE ovens complement the expanse of fitted floor and wall mounted storage cupboards, as well as an integrated family size fridge and a integrated dishwasher.

Twin sets of bi-folding doors lead out to the rear garden and there is an expanse of space for a formal dining table and chairs.

Adjacent to the kitchen is a fully fitted home cinema, with ceiling mounted projector, white screen, raised viewing platform, surround sound speakers and LED feature lighting. This has rapidly become the "go-to" family room for everything from movie night to watching sports and television.

To the rear is the original kitchen space, now dressed as a utility room but fitted with a large range cooker and prep sink, as well as additional fridge and freezer storage space.



Upstairs, over the top two floors lie some six double bedrooms and four bath / shower rooms, three of which are en-suite.

The master suite is superb; facing out over the front garden and flanked by a walk-in dressing room to one side and fitted bath / shower room to the other.

Three further bedrooms share the first floor, as well as the family bathroom; whilst upstairs lies a further two bedrooms and en-suite shower room. This is a superb space for an older child or indeed a live in au pair of dependent relative.

Outside

The gardens of 10 Parrys Lane are a superb feature; secure and fully enclosed they are a great space for families of all ages to enjoy.

The deep, slightly sloped front garden provides plenty of privacy and is dotted with mature trees as well as a wide paved terrace running along the front of the house, catching much of the days sun.

To the north side is a deep side garden which wraps around to the rear terraces providing further space for al-fresco dining room.

The south facing sun terrace to the south side of the house makes an ideal BBQ / outdoor kitchen spot and is paved with hardstanding and itself enclosed to give additional shelter.

To the rear is a very useful wooden storage shed, whilst adjacent to the sun terrace is a brick built workshop; both of which present additional opportunities for any new owner to explore.

Services

All main services connected.

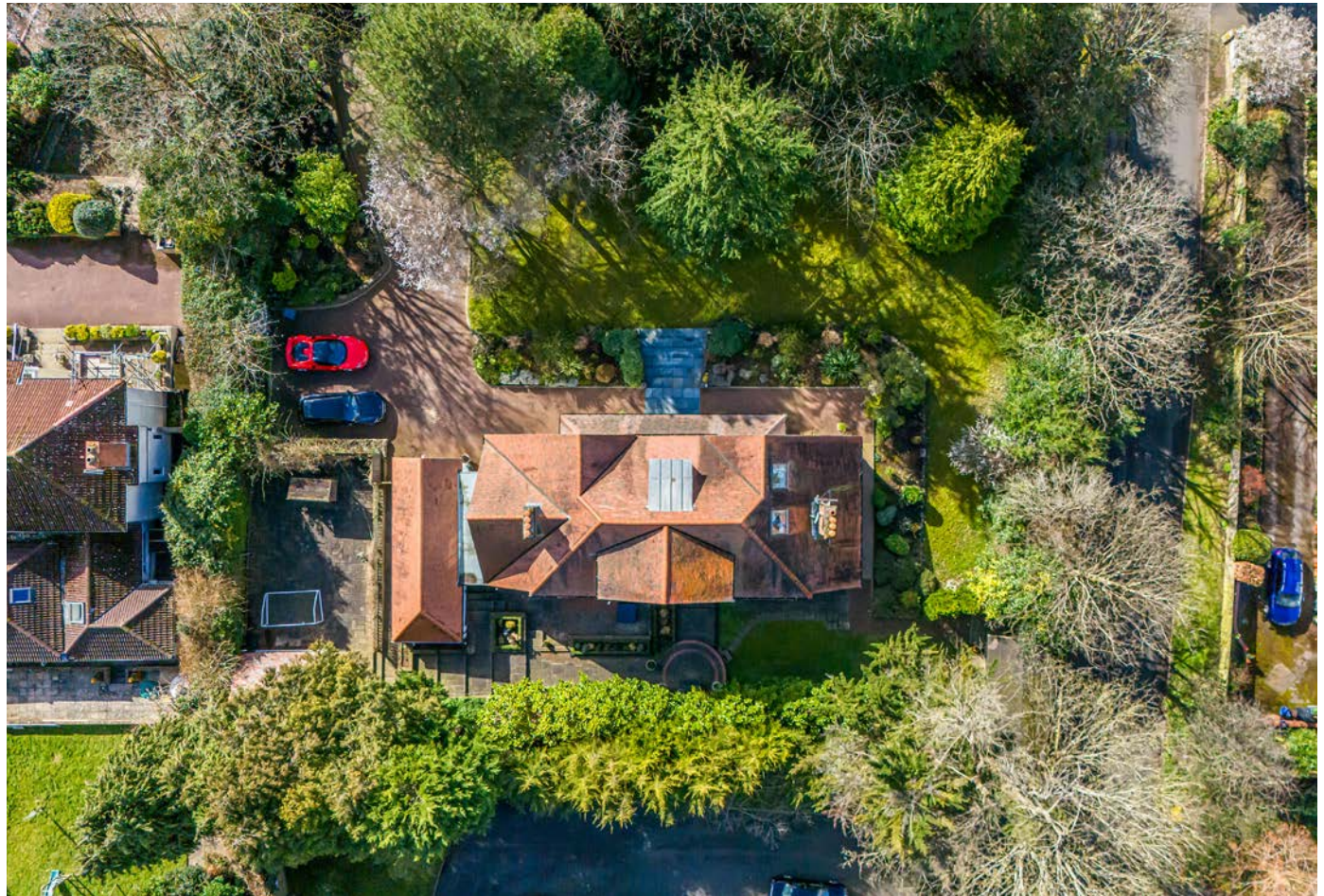
Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band H

Directions: BS8 1AA

Viewing: Strictly by appointment with Rupert Oliver Property Agents





Parrys Lane, Bristol, BS9

Approximate Area = 4010 sq ft / 372.5 sq m

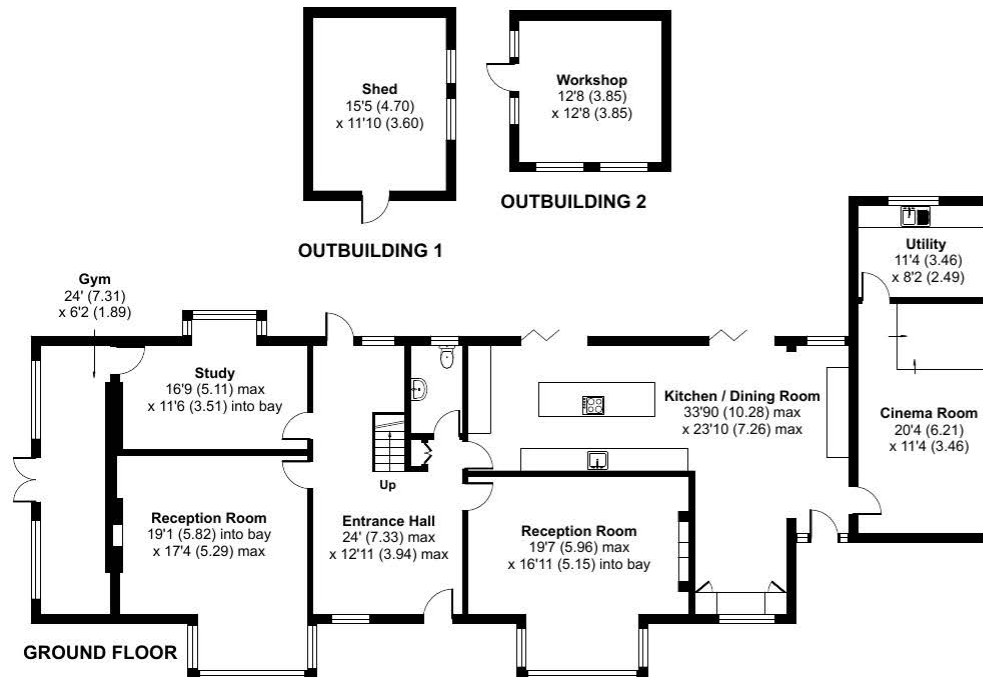
Limited Use Area(s) = 223 sq ft / 20.7 sq m

Outbuildings = 342 sq ft / 31.7 sq m

Total = 4575 sq ft / 425 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rupert Oliver Property Agents. REF: 1250785