



2 Bell Barn Wood

Stoke Bishop, Bristol, BS9 2DQ



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A superb detached family home within a secure gated development; complete with enclosed front and rear gardens, detached garage, gated off-street parking and circa 2000 sq. ft of versatile accommodation.

Stylish detached family home | Circa 2000sq. ft of internal accommodation | Close to Stoke Bishop C of E Primary School & Elmlea Infant & Junior School | Enclosed front and rear gardens catching much of the day's sun | Gated off-street parking for two cars | Further single garage and additional off-street parking space | Sitting room, family room and an open plan kitchen, dining and garden room | Five bedrooms | Three bath / shower rooms (two en-suite) | Utility Room and Cloakroom | External timber bin and wood store | EPC: D

Situation

2 Bell Barn Wood is conveniently located in the heart of Stoke Bishop in a close family friendly gated community; moments away from Stoke Lodge Town & Village Green, open walks along the River Trym and easy access to Blaise Castle Estate and Kings Weston House.

There are many state and private sector schools within the area. These include Stoke Bishop C of E Primary School, Elmlea Infant & Junior School, Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, BGS and QEH a little further to the south.

Within an easy commute are the local shops of Stoke Lane and Shirehampton Road with a large Waitrose supermarket in Henleaze and M & S at Cribbs Causeway to the north.

Transport is excellent with access to the A4 Portway leading to Bristol City Centre to the south and J18 of the M5 to the west, as well as Sea Mills Train Station with trains into Temple Meads; or by car it is equidistant to both Bristol Parkway and Temple Meads, with direct trains to London and the wider rail network.

For Sale Freehold

Set back behind double electric gates, Bell Barn Wood is a modern development of just 4 detached houses, each with their own off-street parking and a garage.







No. 2 enjoys a charming position, with south-east and north-west facing gardens catching much of the day's sun, as it wraps its way around the house.

Internally there is an expanse of accommodation over three floors, with five double bedrooms and three bath / shower rooms, two of which are en-suite.

On entering the development, 2 Bell Barn Wood has a private pair of double electric gates leading into the front driveway with parking for two cars (in tandem); with the option of continuing on to the rear of the house where there is a single garage and a further off-street parking space complete with a rear gate into the garden from both the parking space and internally via the garage.

The front door to the house leads in to a light-filled welcoming entrance hall presenting a fabulous feeling of space. Double doors open in to the sitting room with access to the family room and kitchen.

Also off the entrance hall is a useful cloakroom with a w.c and wash basin as well as access to the fitted utility room as well as a fitted coat cupboard.

The sitting room is a superb space; accessed via double doors from the hall and with double doors opening into the family room is a hugely sociable space, complete with a recessed wood burning stove and glazed double doors opening out into the rear garden.

The family room provides plenty of space for a second sitting room / play room or home office and, with the double doors open to the sitting room a superb space to entertain guests.

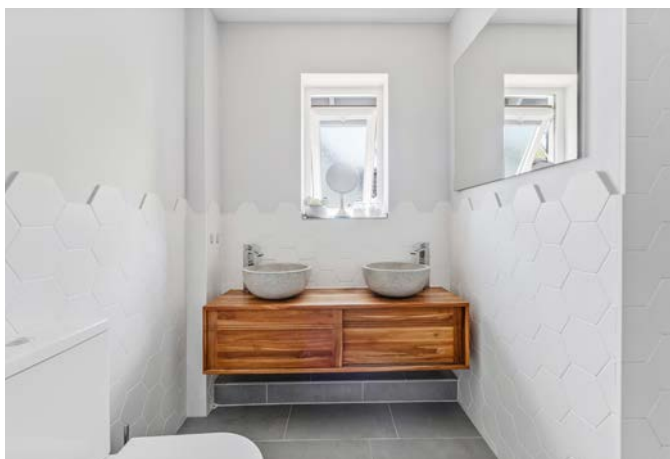
The kitchen is large and well appointed, opening up into the dining and garden room which also opens up into the garden. With an expanse of granite work tops and plenty of soft-closing floor and wall mounted storage there is plenty of cupboard space, along with integrated appliances including a four ring gas hob, wall-mounted electric oven and grill and dishwasher.

The dining & garden room is a lovely light-filled room providing plenty of space for a dining table and chairs as well as a sofa crating a truly sociable family space linked to both the kitchen and garden.

The utility room can also be accessed from the kitchen, with space and plumbing for a washing machine, dryer and fitted sink.

Upstairs, over the top two floors lie five double bedrooms and three bath / shower rooms; accessed via a sweeping staircase with plenty of natural light from the front elevation.

Both bedrooms one and two are situated on the first floor to the rear, overlooking the garden and each is finished with fitted double wardrobes and a stylish en-suite shower room.





To the front are two further double bedrooms, again each with a fitted wardrobe, which along with the top bedroom share a well-appointed family bathroom.

The top bedroom is a great space; perfect for older children as it provides a generous bedroom space as well as a seating and study area, wrapping around the stairwell with a large Velux window for natural light. At each end of the room is a hatch to access an expanse of useful boarded eaves storage space.

Outside

With the gates closed, the delightful gardens wrap around the house providing a safe and enclosed space for families of all ages and size to enjoy from morning through 'till night.

To the front is a versatile garden space, part block-paved to provide parking (if needed) with a level lawn stretching away from the house surrounded by mature borders and secure fencing.

To the end of the drive is a timber bin and wood store, with a gated side path leading around to the rear garden.

This is a lovely space, catching much of the midday and afternoon sun and accessed directly from both the sitting room and dining / garden room.

There is a deep paved terrace perfect for a dining table and chairs and to the side of the garden room a raised decked terrace catching the last of the evening sun.

A generous lawn provides space for games and relaxation, whilst a side gate leads out to the rear allocated parking space, and a pathway leads to the side door into the garage.

The garage itself is brick-built with a concrete floor, power, light and an electric "up & over" door, as well as access to mezzanine storage above.

Services

All main services connected.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Directions: Post Code BS9 2DQ

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area

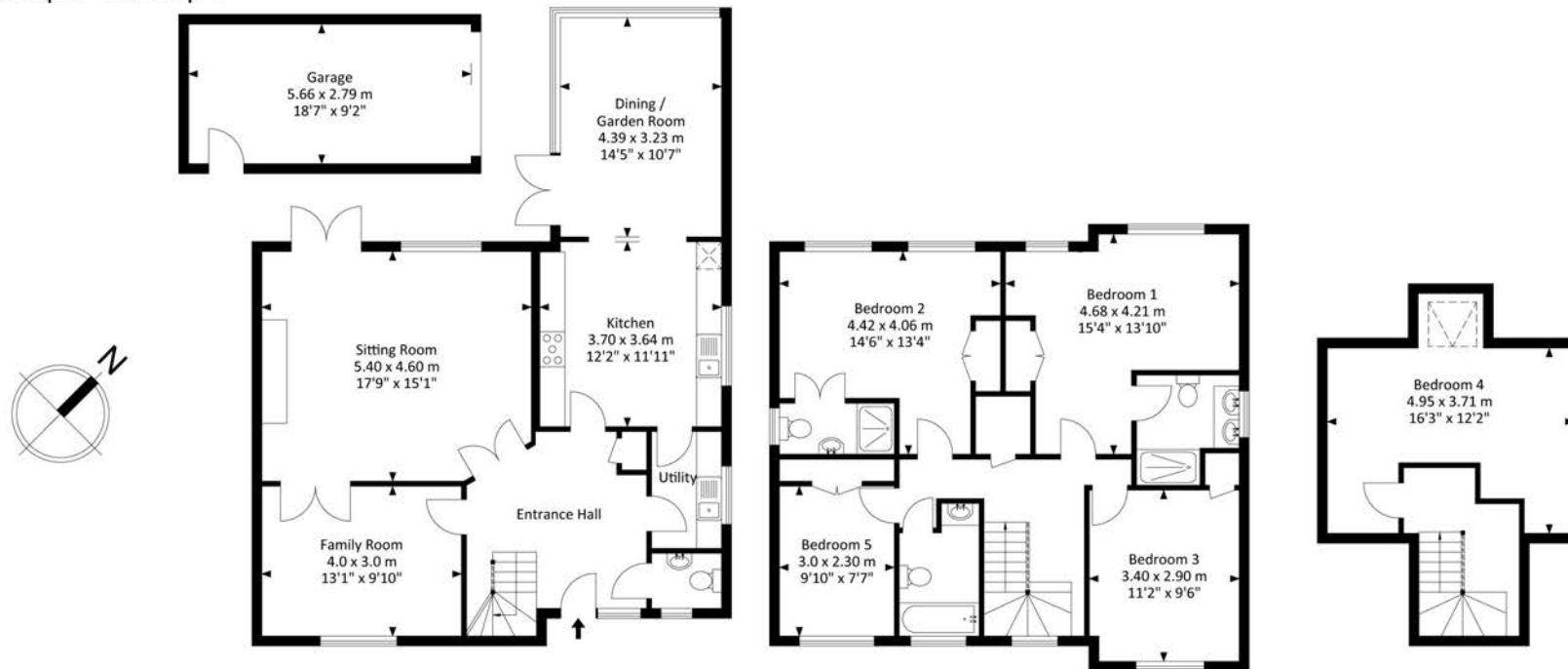
1961.84 Sq.Ft - 182.31 Sq.M

Garage Area

169.96 Sq.Ft - 15.79 Sq.M

Total Area

2131.8 Sq.Ft - 198.1 Sq.M



Ground Floor

First Floor

Second 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 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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