



Stoke Abbey Farm, 49 Parrys Lane  
Guide Price £1,250,000

RICHARD  
HARDING



# Stoke Abbey Farm, 49 Parrys Lane, Stoke Bishop, Bristol, BS9 1AG

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A once in a lifetime opportunity to purchase an incredible grade II listed period house in the heart of Stoke Bishop, close to Durdham Downs. Enjoying a 110ft x 85ft level garden, gated off road parking for at least 5 cars and garages.

## Key Features

- Offering a blank canvas to restore, renovate and personalise this special period property.
- Dating back to 1670 this former farmhouse occupies a magnificent plot and offers a country style house in the city.
- In the same family's ownership for over 40 years.
- Prime location in the heart of Stoke Bishop, within close proximity of Durdham Downs and within a short stroll of the local shops, cafes and restaurants of Stoke Lane. Bus connections are also nearby as are excellent schools including Elmlea, Redmaids and Badminton.
- Splendid level walled gardens of a scale rarely seen in such a central location.
- Offered with no onward chain.





## GROUND FLOOR

**APPROACH:** via a driveway which sweeps off Parrys Lane, under arched foliage towards the double gates to Stoke Abbey Farm. Through the double gates you will find a tarmac forecourt providing off road parking for at least 5 cars. The driveway leads up to a garage and storage garage with pathway leading off beside the level lawned garden to the main entrance to the house.

**ENTRANCE PORCH:** part glazed porch, flagstone floor and the main front door to the house.

**ENTRANCE HALLWAY:** (17'10" x 9'4" max inclusive of staircase) (5.44m x 2.84m) an impressive original staircase rising to first floor landing and welcoming wide reception hallway with beautiful period doors leading off to the 2 reception rooms, further door accesses a half flight of stairs which leads down to a lower landing, which in turn has doorway through to the kitchen area, utility room and stairs down to the cellars.

**SITTING ROOM:** (18'1" max into chimney recess x 16'7") (5.51m x 5.04m) a large reception room with dual aspect windows to front and side, with the ones to front overlooking the level lawned gardens with an impressive period fireplace with high level mantle, brick surround and hearth, radiator, ceiling coving.

**RECEPTION 2:** (18'3" max into chimney recess x 16'6") (5.56m x 5.03m) a large dining room/reception 2 with an incredible original fireplace with original tiled insides and cast iron grate, steps lead down into the kitchen and door leads off to the ground floor cloakroom/wc.

**CLOAKROOM/WC:** (6'3" x 5'7") (1.91m x 1.70m) low level wc, wash hand basin with storage beneath, window to side and heated towel rail/radiator. **N.B.** if one were to extend the property (subject to necessary consents), this is the side which they would extend to.

**KITCHEN/BREAKFAST ROOM:** (18'4" x 8'2") (5.59m x 2.50m) a range of basic kitchen units comprising cupboards and drawers with wood laminated worktops over and large stainless steel sink and drainer unit, obscure glazed sash window to side and oven, hob, extractor fan and further appliance space, doors accessing recessed cupboards, radiator and doorway which links back to the lobby rear, with access to the utility room. Further part glazed door leads through into a breakfast room.

**BREAKFAST ROOM/RECEPTION 3:** (11'5" x 10'7") (3.47m x 3.23m) window to side, stable style door to rear, wall mounted modern Worcester gas central heating boiler and a radiator.

**UTILITY ROOM:** plumbing and appliance space for washing machine and dryer, period door which has been blocked over on the other side as it adjoins a neighbouring cottage, built in storage cupboards.

## FIRST FLOOR

**LANDING:** a central landing with staircase continuing up to the second floor and doors off to bedroom 1, bedroom 3, bedroom 4 and family bathroom/shower/wc.

**BEDROOM 1:** (18'0" max into recess x 16'6") (5.49m x 5.03m) a large double bedroom with a tiled fireplace with period surround and mantle, high ceilings with ceiling coving, windows to front overlooking the glorious lawned gardens and door inter connecting through to the family bathroom.

**BEDROOM 3:** (16'10" x 11'5" max into chimney recess) (5.14m x 3.48m) a tiled fireplace with impressive original surround and mantle, window to side, high ceilings with ceiling coving, radiator.

**BEDROOM 4:** (15'0" x 6'2") (4.56m x 1.88m) a single bedroom with 2 windows to front, radiator and built in storage cupboard.

**BATHROOM/WC:** a white suite comprising panelled bath, shower enclosure, low level wc, pedestal wash basin, radiator and window to front.

## SECOND FLOOR

**LANDING:** doors off to bedroom 2, bedroom 5, bedroom 6 and bathroom/shower/wc. Staircase continues up to the attic rooms.

**BEDROOM 2:** (18'0" max into chimney recess x 16'9") (5.49m x 5.11m) a large double bedroom with radiators, corner cupboard and window to front.

**BEDROOM 5:** (16'10" x 10'0") (5.14m x 3.10m) a double bedroom with cupboards built into the chimney recesses and window to side, radiator.

**BEDROOM 6:** (front) (15'4" x 6'4") (4.66m x 1.92m) a single bedroom with window to front overlooking the sunny lawned level gardens and a radiator.

**BATHROOM/SHOWER/WC:** (12'7" x 7'10") (3.84m x 2.39m) a panelled bath, low level wc, pedestal wash basin, corner shower enclosure and window to front.



### **TOP FLOOR ATTIC ROOMS**

**LANDING:** skylight window providing natural light through the landing and stairwell and doors off to 2 attic rooms in the roof space and further door accesses an eaves storage space.

**ATTIC ROOM 1:** (17'1" max taken below sloped ceilings into alcoves x 15'7") (5.21m x 4.74m) attic room at the top of the building with exposed roof beams, wood flooring and picture window to side offering an incredible view out to the west over rooftops of Stoke Bishop and Sneyd Park towards Abbots Leigh and Failand.

**ATTIC ROOM 2:** (17'1" max taken below sloped ceilings into recesses x 15'7") (5.21m x 4.75m) attic room in the roof space with exposed roof beams, picture window to side and wooden floorboards.

### **OUTSIDE**

**CELLAR STORAGE ROOM:** (15ft x 13ft with approx. ceiling height of 6'3"/1.91m) (4.57m x 3.96m) there is a cellar storage room running beneath the majority of the sitting room. fuse box for electrics.

**OFF ROAD PARKING & GARAGING:** the property enjoys a gated driveway into a large parking forecourt with ample space for at least 5 cars leading up to a single garage with pitched roof and storage garage which needs renovating.

**GARDENS:** (circa 110ft x 85ft max) (33.53m x 25.91m) a breath taking level lawned garden of a generous size framed by gorgeous high stone boundary walls and with deep flower borders containing various mature shrubs and trees. The house and gardens face south east, but due to the open south westerly side the garden attracts the sun all day. Beside the level lawn there is a pathway in front of the property and then a rose garden and wild section of garden. There is also a good amount of space to the side of the property which one may explore the potential to extend, subject to any necessary consents. Garden tap and rear access gate.

### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the selling agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

### **PLEASE NOTE:**

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.





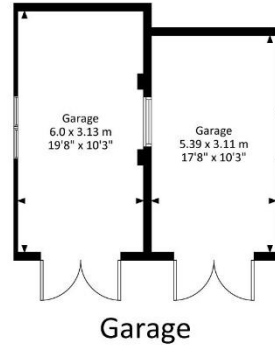
# Stoke Abbey Farm, Parrys Lane, Stoke Bishop, Bristol, BS9 1AG

Approximate Gross Internal Area = 350.82 sq m / 3776 sq ft (Excluding Garage)

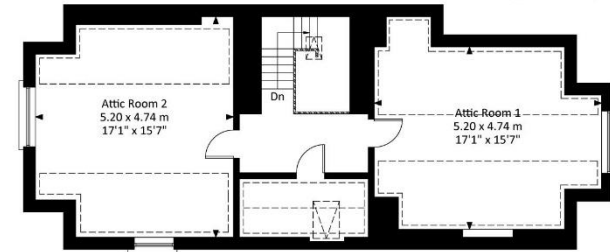
Total Area = 387.44 sq m / 4170 sq ft (Including Garage)



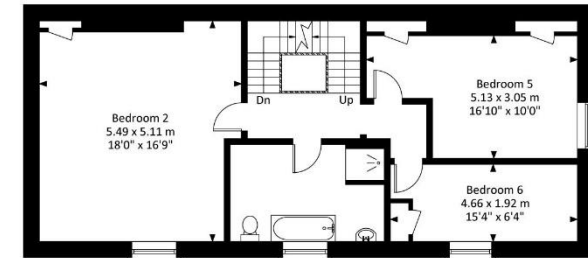
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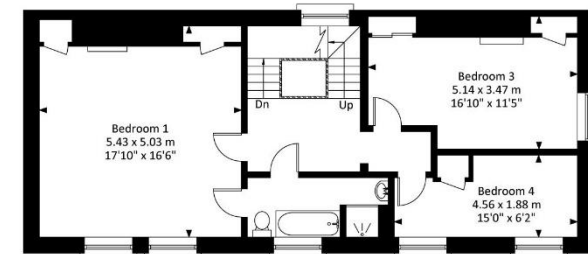
Garage



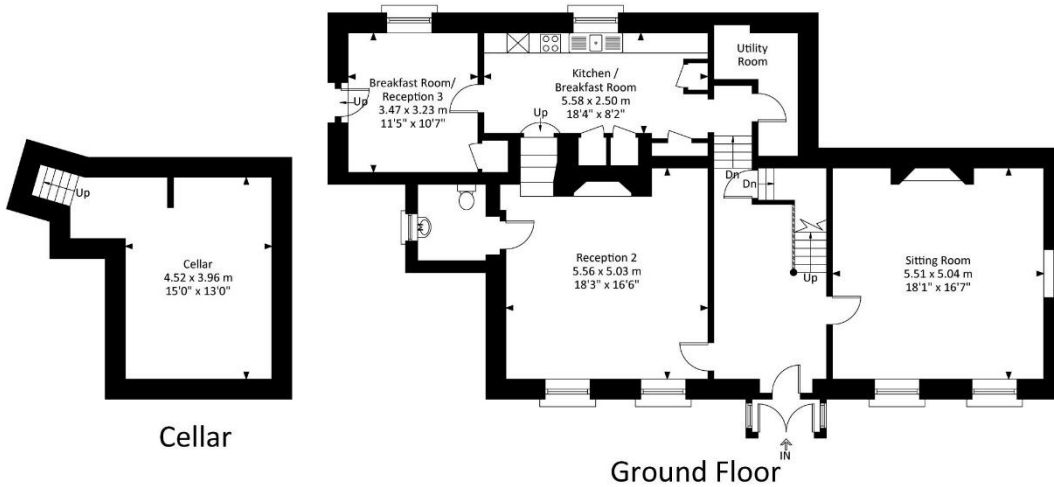
Third Floor



Second Floor



First Floor



Ground Floor

Cellar

Illustration for identification purposes only, measurements and approximate, not to scale.