



29 Old Sneed Road, Stoke Bishop  
Guide Price £1,500,000

RICHARD  
HARDING







# 29 Old Sneed Road,

Stoke Bishop, Bristol, BS9 1ES

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Being sold for the first time since the 1960's – An incredibly rare opportunity to purchase a 4-bedroom detached family residence with a breathtaking 120ft x 85ft south facing garden, off-road parking and a tandem double garage.

## Key Features

- Situated on Stoke Bishops most sought-after road, within easy reach of the local shops, The Downs and local bus connections to central areas.
- Offering a blank canvas for purchasers to renovate and potentially extend to create their long-term dream family home.
- **Ground Floor:** entrance vestibule, central reception hallway, bay fronted sitting room, reception 2/dining room, separate kitchen/breakfast room, ground floor cloakroom/wc and understairs storage.
- **First Floor:** landing, four bedrooms (3 doubles and 1 single), family bathroom and separate wc.
- Exquisite south facing rear garden with a plot that widens and offers a tranquil, sunny and incredibly private outdoor space of a size and scale anyone would crave.
- Offered with no onward chain.
- An incredibly well-located house with exceptional gardens and enormous potential.





## **GROUND FLOOR**

**APPROACH:** via tarmacked driveway sweeping up beside the lawned front garden towards the detached garage. The driveway curves round in front of the property where you will find the main entrance to the house.

**ENTRANCE VESTIBULE:** tiled flooring and floor mat. Period oak front door leads through into: -

**ENTRANCE HALLWAY:** (13'9" x 9'9" max inclusive of staircase) (4.19m x 2.97m) a bright and welcoming entrance hallway with double glazed window to front providing plenty of natural light, understairs storage cupboard, radiator, staircase rising to first floor landing and doors off to the sitting room, dining room/reception 2, kitchen breakfast room and ground floor cloakroom/wc.

**SITTING ROOM:** (rear) (21'5" x 15'3") (6.54m x 4.64m) a lovely light and spacious sitting room with bay window to rear offering a fabulous outlook over the sunny rear garden, further double-glazed window to side and double-glazed door accessing the rear garden. Ceiling coving, feature fireplace and radiators.

**DINING ROOM/RECEPTION 2:** (14'8" x 13'3") (4.46m x 4.04m) a good sized second reception room, currently used as a dining room with ceiling coving, double glazed windows to rear and side with central double-glazed doors accessing the rear garden. Radiator and wood flooring.

**KITCHEN/BREAKFAST ROOM:** (15'6" x 12'7") (4.73m x 3.84m) a range of base and eye level pine units with roll edged worktop over, inset sink and drainer unit, built in electric oven with hob and extraction over, integrated dishwasher, freezer and fridge. Plumbing and appliance space for washing machine, double glazed windows to front and door to side accessing the side pathway with gated access out on to the driveway at the front and door accessing the tandem double garage.

**CLOAKROOM/WC:** low level wc, wall mounted wash basin, door accessing a shallow cloaks cupboard, radiator and double-glazed window to side.

## **FIRST FLOOR**

**LANDING:** double glazed window to front providing natural light through the landing and stairwell. Doors lead off to all four bedrooms, bathroom, separate wc, loft hatch accessing an expansive loft storage space and a recessed airing cupboard.

**BEDROOM 1:** (rear) (18'11" x 13'4") (5.77m x 4.07m) a good-sized principal double bedroom with dual aspect double glazed windows to rear and side, radiator and built in wardrobes.

**BEDROOM 2:** (rear) (15'2" x 11'3") (4.62m x 3.44m) a double bedroom with double glazed windows to rear, offering a wonderful outlook over the rear garden, radiator and high ceilings.

**BEDROOM 3:** (12'8" x 10'4") (3.86m x 3.15m) double bedroom with double glazed window to front and radiator. Door leads off bedroom 3 to a small attic storage room, perfect for storage or as a child's study/play area adjoining the bedroom.

**BEDROOM 4:** (11'7" x 7'4") (3.54m x 2.23m) double glazed window to side and radiator.

**BATHROOM:** white suite comprising panelled bath, sink, part tiled walls, radiator and double-glazed window to front.

**SEPARATE WC:** low level wc and double-glazed window to side.





## OUTSIDE

**OFF-ROAD PARKING & FRONT GARDEN:** the property is set well back from the road with a sweeping driveway running up to the front of the property with a lawned garden beside and pathway leading up the right-hand side of the garden. The driveway leads up to the detached tandem double length garage with gated access beside leading through to the rear garden.

**REAR GARDEN:** (120ft x 85ft max width) a truly exceptional south facing rear garden of a size and orientation rarely seen with lawned sections established planting, wide flower borders containing various plants and shrubs. There is a mature magnolia, camellias and more. Generous paved seating area closest to the property and gated access to the driveway and front garden. The garden enjoys uninterrupted summer sunshine as well as privacy and tranquillity.

**TANDEM GARAGE:** a double length garage with pitched roof, power and light.

## IMPORTANT REMARKS

The boiler at the property is broken and the vendors don't plan to replace this.

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole 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:

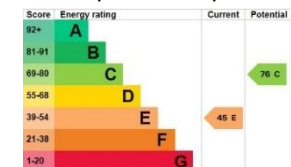
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

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.

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.











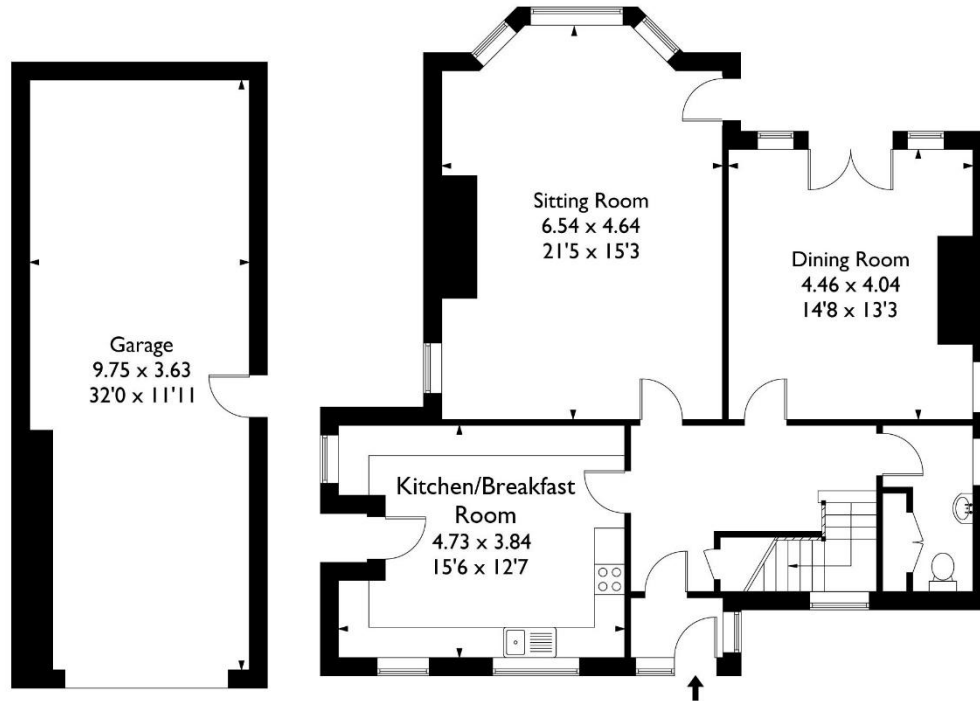


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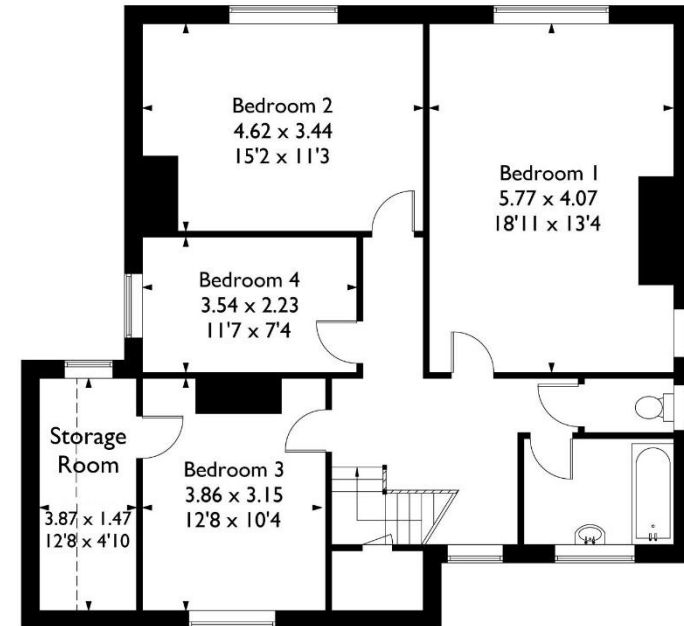
Approximate Gross Internal Area 170.5 sq m / 1834.9 sq ft

Garage Area 35.4 sq m / 381.0 sq ft

Total Area 205.9 sq m / 2215.9 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.