



114 Parrys Lane, Stoke Bishop

Guide Price £950,000

RICHARD
HARDING



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Stoke Bishop, Bristol, BS9 1BJ

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An exceptionally well proportioned (2,226 sq. ft.) 5 bedroom (1 with en-suite), 2 reception room (plus large kitchen/dining room), 1930s semi-detached home located within just 650 metres of Elmlea School and enjoying a level 48ft x 36ft rear garden, off street parking for 2 cars and a garage.

Key Features

- Beautifully presented throughout and tastefully renovated by the current owners, including new loft conversion, kitchen extension, double glazing, bathroom and new central heating system.
- Superb location within a level stroll of the shops and cafes of Stoke Lane, as well as the green spaces of Stoke Lodge and Canford Park. Elmlea Primary School and the reference point for admissions to the Bristol Free School are within just 650 metres.
- **Ground Floor:** vestibule leads through into a welcoming entrance hallway with understairs cupboard, wonderful 18'4 x 13'5 bay fronted sitting room, reception 2/family room, extended kitchen/dining room with skylight windows and double doors leading out onto the rear garden, utility room, ground floor cloakroom/wc and integral single garage.
- **First Floor:** landing, four double bedrooms and a well-appointed family bathroom.
- **Second Floor:** landing, bedroom 1 with Juliet balcony and en-suite shower room/wc, eaves storage.
- **Outside:** to the front there is a block paved driveway providing off street parking for two cars and EV charging point (2025) with handy gated access through to the rear garden (48ft x 36ft) which is tastefully landscaped with level lawn, paved seating area and raised decking closest to the property.
- A well-appointed and spacious family home in a sought-after location.





GROUND FLOOR

APPROACH: via block paved driveway providing off street parking for two cars. EV charging point (2025). The driveway leads up to a covered entrance and part glazed door into: -

ENTRANCE VESTIBULE: (8'0" x 2'7") (2.44m x 0.79m) tiled floor, high ceilings, part glazed door with original part glazed panels to side and over, leading through into: -

ENTRANCE HALLWAY: (15'7" x 8'0" inclusive of staircase) (4.75m x 2.44m) a generous wide welcoming entrance hallway with original staircase rising to the first floor landing, understairs storage cupboard. Doors leading off to sitting room, reception 2/family room and kitchen/dining room. Useful understairs recess with space for coats and shoes. Leads through to an inner hallway with doors off to ground floor cloakroom/wc and the garage.

SITTING ROOM: (front) (17'11" into bay x 13' 5" into chimney recess) (5.46m x 4.09m) a lovely large sitting room with wide bay to front comprising double glazed windows, high ceilings with ceiling coving and picture rail, radiator and cable tv point.

RECEPTION 2/FAMILY ROOM: (14'0" x 12'1") (4.26m x 3.68m) a second family sitting room with high ceilings, ceiling coving and picture rail. An attractive period style cast iron fireplace with gas fire, stone surround and granite hearth. Double glazed windows to rear overlooking the rear garden, radiator.

KITCHEN/DINING ROOM: (19'7" x 18'7" max/14'9" min width) (5.96m x 5.66m/4.50m) a large sociable extended kitchen/dining space flooded with natural light provided by the three Velux skylight windows, further double glazed windows to rear and side and double glazed patio doors accessing the rear garden. Modern fitted kitchen comprising base and eye level gloss white units with granite worktops over and tiled splashbacks, inset 1 ½ bowl sink and drainer unit, integrated dishwasher and Rangemaster range cooker with stainless steel extractor hood over, plumbing and appliance space for American style fridge/freezer, feature chimney recess with log burning stove and alcove shelving beside, tiled floor with underfloor heating, ample space for dining room table and chairs, overhanging breakfast bar providing additional seating, inset spotlights, door accessing:-

UTILITY ROOM: (8'6" x 6'0") (2.59m x 1.83m) a range of base and eye level gloss white units comprising cupboards and drawers with worktop over and inset stainless steel sink and drainer unit, plumbing and appliance space for washing machine and dryer, wall mounted Worcester gas boiler (2024), double glazed windows to rear overlooking the rear garden, tiled floor and a radiator.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with tiled splashbacks, chrome effect heated towel rail, double glazed window to side.



FIRST FLOOR

LANDING: double glazed window to side providing plenty of natural light through the landing and staircase, doors leading off to all four bedrooms and family bathroom/wc. Staircase rising to second floor.

BEDROOM 2: (18'0" into bay x 12'7" into chimney recess) (5.48m x 3.83m) an impressive double bedroom with wide bay to front comprising double glazed windows, high ceilings with inset spotlights, picture rail, an attractive period style cast iron fireplace, built-in wardrobes into chimney recesses.

BEDROOM 3: (rear) (14'0" x 12'5" into chimney recess) (4.26m x 3.78m) double bedroom with high ceilings, picture rail, cast iron fireplace, double glazed windows to rear offering a reasonably open outlook over neighbouring gardens, radiator.

BEDROOM 4: (rear) (10'8" x 8'11") (3.25m x 2.72m) a double bedroom with double glazed window to rear overlooking rear garden, radiator.

BEDROOM 5: (front) (12'4" x 8'8") (3.76m x 2.64m) a double bedroom with high ceilings, picture rail, bay window to front comprising double glazed windows, radiator.

BATHROOM/WC: white suite with panelled bath, separate shower enclosure with system fed shower, low level wc, wash hand basin, built-in bathroom cabinet, window to side.



SECOND FLOOR

LANDING: window to side, access to eaves storage and a door entering the fabulous loft converted principal bedroom.

BEDROOM 1: (22'8" x 15'8" inclusive of en-suite) (6.90m x 4.77m) incredible double bedroom with Juliet balcony to rear, recessed dressing area and a door accessing:-

En-Suite Shower Room/WC: luxurious en-suite shower room with large shower, wc and wash basin. Velux skylight window and a door accessing eaves storage.

OUTSIDE

OFF STREET PARKING/FRONT GARDEN: the property has the benefit of off-street parking for two cars with a new (2025) EV charging point on the block paved driveway at the front of the property, a pathway extends to the right-hand side of the property where there is gated access through to the rear garden. Up and over door accesses:-

SINGLE GARAGE: (14'0" x 10'2") (4.26m x 3.10m) a good-sized single garage with pitched roof, power, light, up and over door and door connecting through from the garage into the inner hallway.

REAR GARDEN: (approx. 48'0" x 36'0") (14.62m x 10.96m) a lovely wide level garden with raised decked seating area with inset lighting closest to the property, steps down onto a level lawn with raised railway sleeper borders to either side, to the bottom of the garden there is a paved seating area hanging onto the sun all day, pathway leads up to a gated side entrance to the driveway.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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.

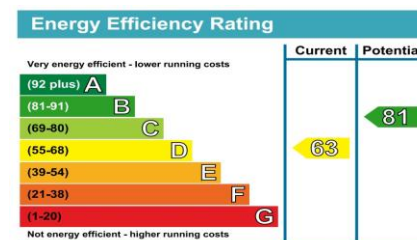
TENURE: it is understood that the property is Freehold with a perpetual yearly rent charge of £12. 12s.0d. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

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.



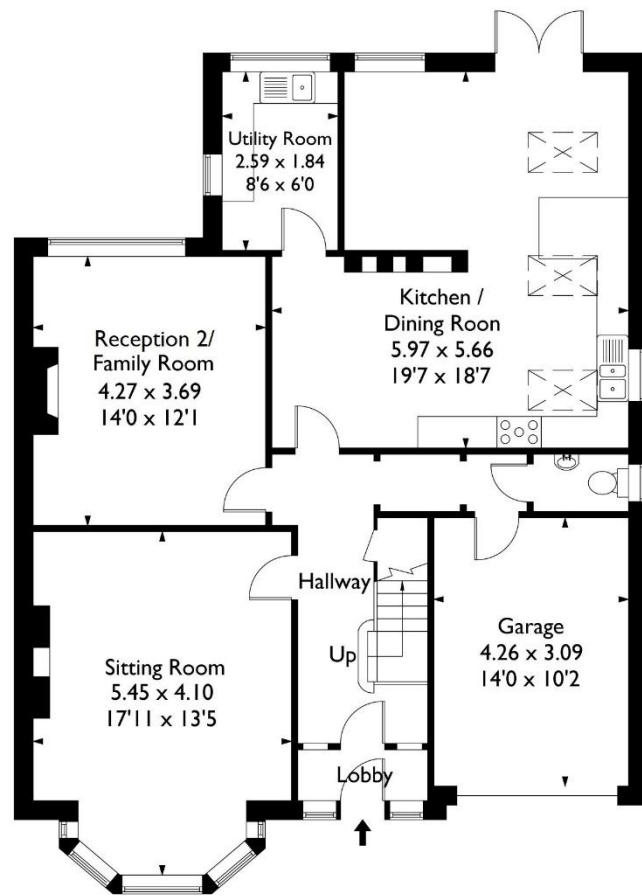
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



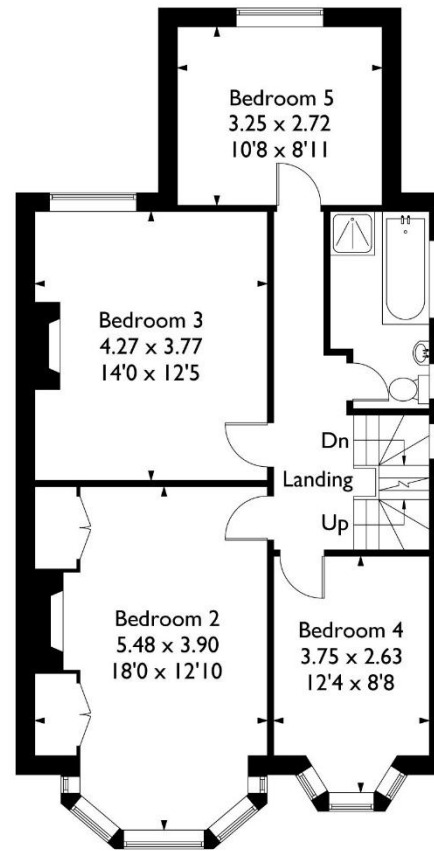


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Approximate Gross Internal Area = 206.87 sq m / 2226.73 sq ft

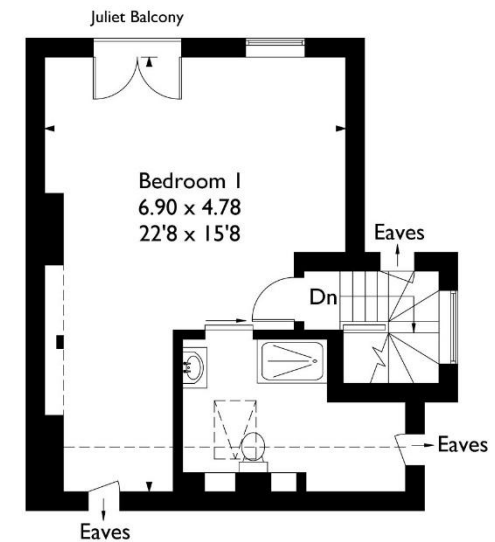


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



Second 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.