



Connells

Henbury Lodge Napier Miles Road
Lawrence Weston BRISTOL

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for sale offers in excess of
£900,000



Property Description

Dating back to the 1700's is this beautiful GRADE II listed 5 bedroom detached period home. Benefits for the equine enthusiasts include 7 stables, a grazing paddock, various outbuildings and space for a saddlery. Those looking for space for garages, workplaces and storage space also have plenty of areas to choose from. The property also benefits from beautiful stained glass windows, log burners, stone walls and is bursting with character. There is also a recently fitted outbuilding/summerhouse with entertainment space for having family & friends over with speakers installed, a log burner and beautifully decorated internally and with the OFF-ROAD parking space in abundance, no doubt it would be a great addition! There are many walks and bridle paths around as well through the adjacent Kings Weston estate and shops within proximity including those in Westbury-on-Trym and Henleaze. There are a wide variety of schools, state and independent, available from Stoke Bishop, Westbury, Henleaze nearby. The property could also be turned into two residing spaces where an AIRBNB potential would be ideal boasting an extra source of income. With all this included what is not to miss!

Entrance Porch

6' x 12' 8" (1.83m x 3.86m)

Utility Room

7' 11" x 17' 8" (2.41m x 5.38m)

Cloakroom

Lounge

15' 8" x 13' 5" (4.78m x 4.09m)

Dining Room

15' 8" x 10' 2" (4.78m x 3.10m)

Snug

10' 3" x 8' 6" (3.12m x 2.59m)

Kitchen

17' 1" x 9' 7" (5.21m x 2.92m)

Bedroom 1

16' 7" x 13' 3" (5.05m x 4.04m)

Bedroom 2

10' 9" x 9' 10" (3.28m x 3.00m)

Bedroom 3

7' 8" x 6' 7" (2.34m x 2.01m)

Bedroom 4

9' 9" x 14' 4" (2.97m x 4.37m)

Bathroom

7' 3" x 7' 7" (2.21m x 2.31m)

Bedroom 5

8' 6" x 10' 3" (2.59m x 3.12m)

Off Road Parking

7 Stables

Paddock

Outbuilding









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: F Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309203



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