



Hill House North Road, Stoke Gifford Bristol BS34 8PW

welcome to

Hill House North Road, Stoke Gifford Bristol

This 16th century property is offered to the market with no onward chain. It was purchased by the current family in the 1920's from the Beaufort Estate and has made a lovely family home for over four generations. The property further benefits from double glazing and an EPC of D,

Entrance Hall

Double glazed door from front, oak floor.

Family Room

18' x 11' 5" (5.49m x 3.48m)

Two double glazed windows to the front of the property, radiator, carpeted, plastered ceilings.

Cloakroom

Tiled floor, part tiled walls, low level WC, hand wash basin, door into entrance hall.

Foyer

Oak floor, double glazed window to side, stairs to first floor, storage cupboard under the stairs, original characteristic exposed ceilings beams, radiator.

Dining Room

15' 5" x 12' 2" (4.70m x 3.71m)

Dual aspect, electric fire, carpet, original exposed beam ceiling.

Living Room

20' 2" x 16' 5" (6.15m x 5.00m)

Dual aspect sash windows, radiator, carpeted, french doors to rear garden, plastered ceiling, fireplace.

Kitchen

12' 6" x 11' 7" (3.81m x 3.53m)

Double glazed sash windows to rear, a range of wall and base units, tiled backsplash, flagstone flooring throughout, stone fireplace, gas hob with extractor over, radiator, ceramic sink and drainer with taps over.

Utility Room

13' x 8' 7" (3.96m x 2.62m)

Double glazed sash windows to rear, flagstone

flooring, access to garden via double glazed sash door, range of wall and base units, integrated fridge freezer, ceramic sink and drainer with tap over, combi boiler.

First Floor Landing

Access to all rooms, double glazed windows to side and rear, carpeted, stairs to ground floor.

Bedroom One

19' 5" x 11' 6" (5.92m x 3.51m)

Carpeted, radiator, three double glazed windows surrounding, fitted wardrobes, leading to:

En-Suite

Double glazed window to rear, Low level WC, tiled shower cubicle with tiled walls, hand wash basin, with extractor fan, part tiled walls.

Bedroom Two

13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed to front bay, fitted wardrobes, carpeted, radiator, tiled fireplace.

Bathroom

Double glazed to rear, Jacuzzi tub, radiator, low level WC, hand wash basin.

Bedroom Three

13' x 12' 4" (3.96m x 3.76m)

Double glazed to side, carpeted, radiator.

Bedroom Four

10' 4" x 9' 7" (3.15m x 2.92m)

Fitted wardrobe, carpeted, double glazed to rear, radiator, leading to:

En-Suite

Double glazed window to rear, Low level WC, tiled shower cubicle, hand wash basin, part tiled walls.

Outside Garage

Double garage with lighting and power, window to rear, door to side.

Driveway

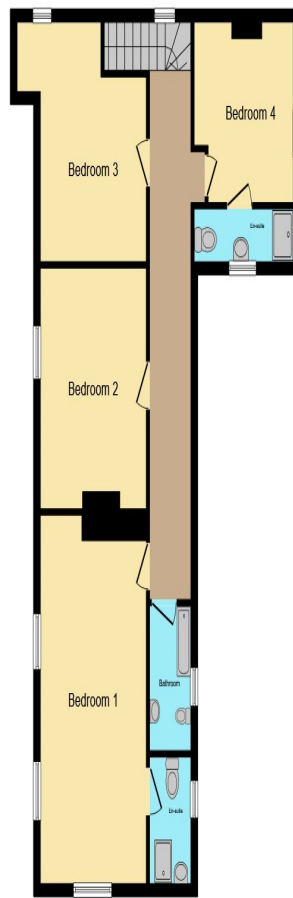
Entrance to the plot if via the front gate, further up the stone paved driveway there is ample parking in front of the property or garage.

Gardens

Hill House sits within an excellent private plot of ample size. The garden is completely enclosed both with fencing, hedging and stone walls and a sizeable patio space including a well which is currently out of use as is the pond. Behind is a seating area overlooking the whole garden. To the top corner of the plot is a sizable shed for storage.



Ground Floor



First Floor

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

**Hill House North Road,
Stoke Gifford Bristol**

- BEAUTIFULLY RESTORED AND CAREFULLY EXTENDED DETACHED PERIOD PROPERTY.
- NO ONWARD CHAIN
- ABUNDANCE OF CHARACTER THROUGHOUT, INCLUSIVE OF EXPOSED WOODEN BEAMS, STONE WALLS AND FIREPLACES.
- GAS CENTRAL HEATING
- HALF AN ACRE OF GROUNDS

Tenure: Freehold EPC Rating: D

£775,000



view this property online allenandharris.co.uk/Property/STG106300



Property Ref:
STG106300 - 0012

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