

Beech Cottage

Hollybush Lane, Sneyd Park, Bristol



A comprehensively remodelled four-bedroom home, finished to an exceptional standard and offering contemporary living beside the Downs.



Summary of accommodation

Main House

Ground Floor: Kitchen | Dining room | Utility room | Sitting room | Snug | WC | Storage room

First Floor: Principle bedroom with ensuite | Double bedroom with ensuite

Two further double bedrooms | Family bathroom



Situation

(Distances and times are approximate)

This home occupies a discreet and highly desirable setting on Hollybush Lane, a quiet no-through road directly bordering the open green expanse of the Downs. Sneyd Park is one of Bristol's most prestigious residential neighbourhoods, known for its peaceful atmosphere, wide tree-lined avenues and proximity to Clifton and the city centre.



The nearby villages of Henleaze and Westbury-on-Trym offer a range of independent shops, cafés, and supermarkets, while the boutiques and restaurants of Clifton Village and Whiteladies Road are only a short distance away.



This location is within walking distance to a number of excellent schools, including Redmaids' High School, Badminton School, Clifton College, and Bristol Grammar School, as well as well-regarded state options such as St Ursula's and Cotham School.



There are regular bus services along Stoke Hill and Westbury Road providing direct routes into the city centre, Clifton and Temple Meads station. Bristol Temple Meads offers links to London Paddington in under 90 minutes.



Beech Cottage

A spectacular four double bedroom home, comprehensively renovated and extended to an impeccable standard by the current owners in 2021 with a focus on quality, light and flow. Discreetly tucked away in a peaceful mews setting, this detached home offers over 2,000 sq. ft. arranged over two storeys.

At the heart of this contemporary, light filled home is a most impressive, open plan kitchen and breakfast room designed by John Lewis of Hungerford. This stunning kitchen features: a wealth of storage with sleek bespoke carpentry with brushed gold accents, including larder and appliance cupboards; high-end integrated Miele and Siemens appliances; a large central island with breakfast bar; mandarin stone tiles with underfloor heating. The natural light floods into this room through the dual aspect full width sliding doors, which overlook the landscaped front and rear garden, and with additional light wells with automated Velux windows. The dining area benefits from the outlook to the rear patio and is Neptune designed with an ash cladding feature wall with a built-in bench and a Caple wine cooler and drinks cabinet to the side.

Separating the dining and sitting room, there is a beautiful family snug / home office accessed via glass sliding partition doors, with an ash cladding feature wall, large window looking over the rear garden and light well above. The generous sitting room boasts sliding doors with access to the rear garden with the ash cladding continued as a feature wall, with bespoke media cabinetry.

Completing the accommodation on the ground floor is a well-considered utility room with the plumbing for the necessary white goods, bespoke cabinetry and access through to the plant room, which offers extensive integral storage space, hosts the boiler and Nest control panels and offers side access to the rear garden. There is also a guest WC with Velux window and brushed gold accents. The WC, plant room and utility all rooms feature mandarin stone tiles and wet underfloor heating.

On the first floor, there are four well-proportioned double bedrooms including a luxurious principal suite with dual aspect windows with views to the Downs and a sleek ensuite wet room. There is a second ensuite bedroom, two further double bedrooms and a family bathroom. The ceilings on this floor are vaulted with plenty of Velux windows allowing for brilliant levels of natural light, the engineered oak flooring is continued throughout the landing and each of the bedrooms and the bathrooms are completed with mandarin stone tiles. Each bedroom has cleverly designed bespoke cabinetry to utilise the space, smart reading lights and continue the Neptune designed ash cladding feature walls.



Outside

At the rear is a private walled garden, which has been landscaped into a mandarin stone patio and decked area with flowering shrubbery and a stunning mature beech tree. There is practical side access through the plant room and direct access from both the open plan kitchen and sitting room. There is an additional patio area at the front of the home with cleverly designed bin storage. Both areas benefit from outside lighting, electricity supply and both hot and cold water.

The property boasts state-of-the-art Spitfire S-500 Series aluminium front and rear doors, equipped with integrated fingerprint recognition and illuminated keypad systems, providing seamless keyless entry with enhanced security. Complementing these features is a comprehensive smart security setup, including an intruder alarm and discreet external surveillance cameras — offering peace of mind without compromising the home's architectural elegance.

Property Information

Local Authority: Bristol City Council

Council Tax: Band F

EPC: C

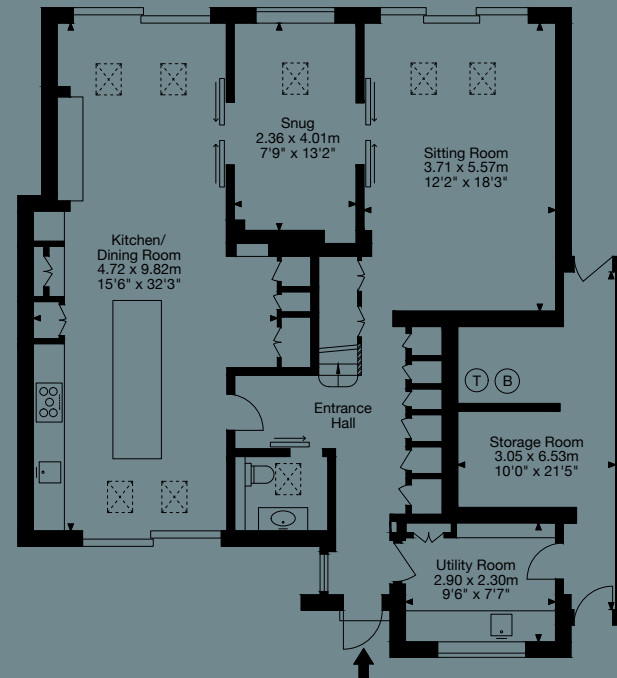
Guide Price: £1,695,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

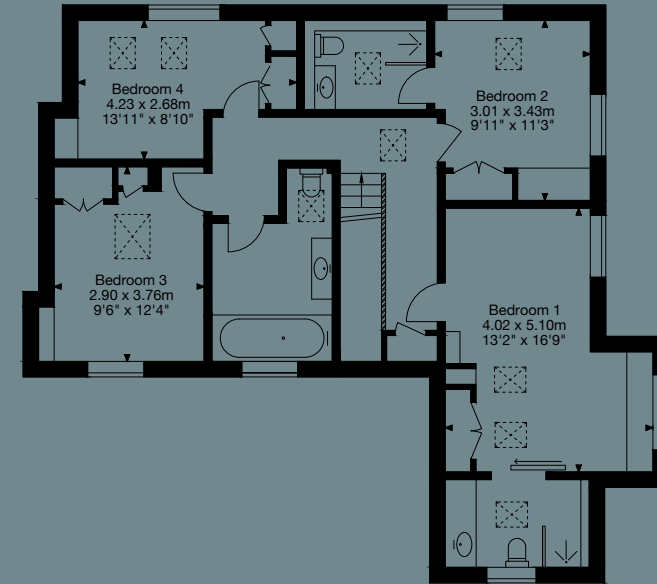
Approximate Gross Internal Floor Area
192 sq.m / 2,076 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Bristol
1 The Mall

Clifton
BS8 4DP

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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