

Esk House

Sneyd Park - Bristol





Esk Hause

6 The Avenue
Sneyd Park
Bristol
BS9 1PA

** One of Sneyd Park's finest locations. *
Esk Hause is a substantial arts and crafts style – circa
1920s family residence, surrounded by stunning
landscaped mature gardens and moments from Durdham
Downs.*

Ground floor

Impressive reception hallway with snug, Sitting room,
Dining room, Kitchen/family room, Utility room, Cloakroom.

First floor

Master bedroom with dressing area and en-suite bathroom
Three further double bedrooms, family bathroom

Second floor

Bedroom (5) with en-suite bathroom

Annex/home office

Detached home office with separate entrance, sitting room,
kitchen, bedroom, shower room and decked terrace.

Outside

Outbuildings to include wood store, garden store, green
house, workshop, dog kennel, bike store

Boot room/studio with power, lighting, water supply and
separate front and side access.

In and out driveway with private parking and turning for
several cars.

Beautiful mature landscaped front and rear gardens.

Exquisite period features throughout.

3489.30 Sq. Ft - 324.20 Sq. M


FREEHOLD


Price on Application





SITUATION

Esk Hause is a superb family home situated in one of the most highly sought-after residential areas in Bristol. Having been beautifully refurbished and extended to offer very flexible light and airy accommodation to include a detached self-contained one-bedroom annex/home office making this a rare opportunity to acquire this exceptional property.

 Bristol provides a good selection of schools including Elmlea, Clifton College, Clifton High School, QEH, and Badminton School for Girls and Redmaids.

 Clifton Village is a short drive away renowned for its excellent shopping to include fine dining restaurants, cafes, bars and eclectic range of boutiques. The city centre is about 3.6 miles away and provides extensive shopping and entertainment facilities in Cabot Circus.

 Bristol Temple Meads provides a fast train service to London Paddington which is approximately 90 minutes. Bristol Airport is 10.6 miles away.

 Durdham Downs is moments away with its 400 acres of grassland providing sporting activities, nature trails and stunning views over the Avon gorge and Clifton Suspension Bridge.

Description

An exquisite art's and crafts style circa 1920s substantial family home occupying a commanding and level position on this leafy and tree-lined avenue.

This enviable and handsome property offers versatile and extensive accommodation (3489.30 sq. ft – 324.20 sq. m) to include two receptions, snug, kitchen/family room, utility room, cloakroom, five double bedrooms and three bathrooms (2 en-suites). The detached home office has a bedroom, sitting room, kitchen, shower room and a private decked terrace which leads to the main gardens.

The beautifully maintained and mature gardens surround the property offering total privacy and seclusion, together with a large in and out driveway offering substantial parking and turning.

There is a separate studio/boot room with its own entrance and various outbuildings.





The ground floor accommodation briefly comprises of; entrance vestibule leading through into the impressive reception hallway with snug, retaining a wealth of period detail to include an elegant and wide staircase, period fireplace with wood burner, deep squared bayed window, oak flooring and paneled doors.

The two further receptions include the sitting room with a large bayed double-glazed window overlooking the rear garden and ornate working fireplace. A spacious dining room again with a deep bayed window to the front, leads to.

The beautifully designed kitchen/family room is fully fitted with ample wall and floor units and solid wood worktops. A central island with breakfast bar has plumbing for an integrated dishwasher and sink. This light and airy room has windows and double patio doors leading out to the garden. Adjacent is a well-equipped utility room and a cloakroom completes this floor.

The first floor features a large picture window giving plenty of light to the spacious landing. There are four double bedrooms to include a master bedroom with dressing area, fitted wardrobes and a spacious en-suite bathroom with shower and separate bath. The main family bathroom features a Victorian style roll top bath and walk-in double shower with feature stone wall and floor tiling.

The second floor has an impressive 18'9ft x 14'4ft bedroom (5) with fitted wardrobes and a contemporary en-suite bathroom.

Outside:

The property features an in and out driveway offering substantial parking and turning.

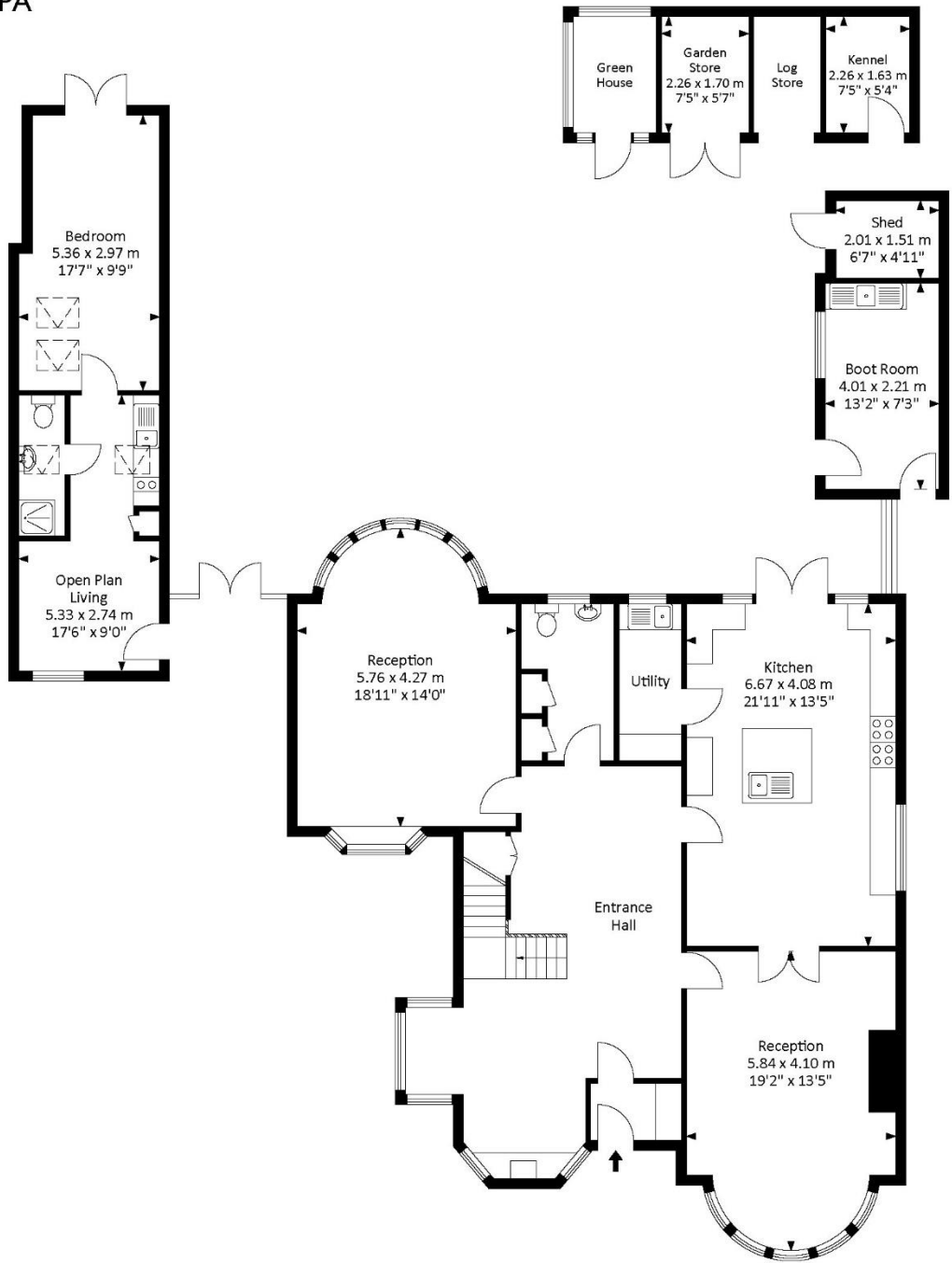
The beautifully maintained rear garden has a large central level lawn with deep well stocked flower and shrub borders, a vast selection of specimen trees to include a flowering Magnolia, Apple and Pear tree. There is a well-established kitchen garden with raised vegetable beds and various soft fruits, a paved patio and decked sun terrace, various outbuilding to include the studio/boot room with plumbing, power, lighting and its own private entrance.

Home Office:

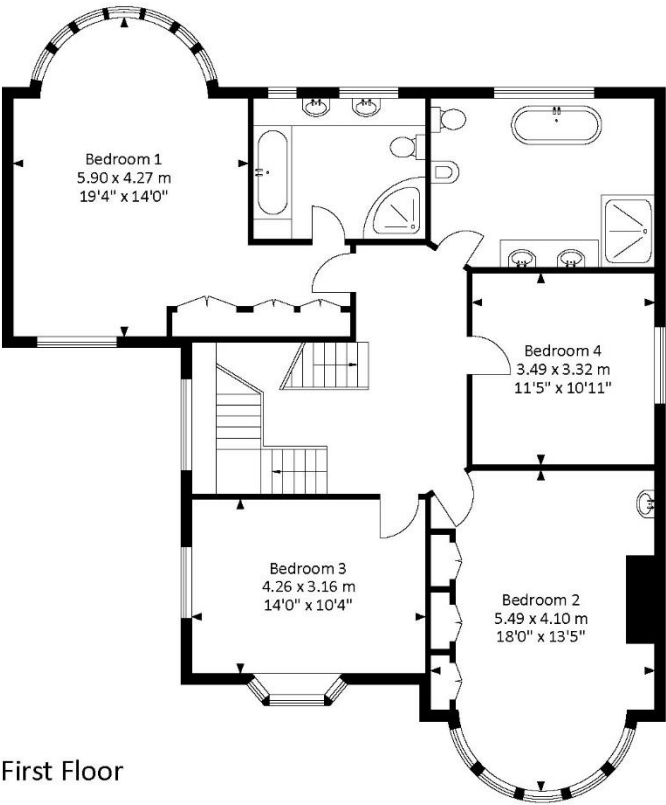
This separate accommodation offers further family accommodation and comprises of; sitting room, bedroom, contemporary shower room and kitchen and a private decked sun terrace, features include vaulted ceilings, double glazing and central heating.

6 The Avenue, Bristol, BS9 IPA

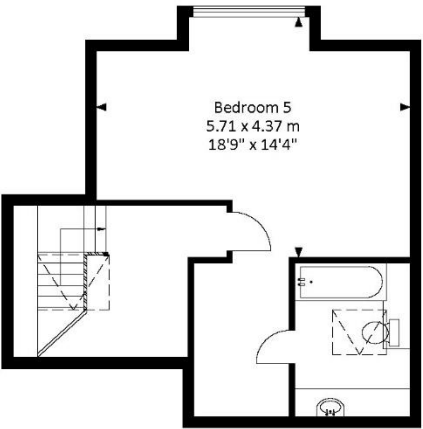
Approx. Gross Internal Area
3489.30 Sq.Ft - 324.20 Sq.M
(Total Area Includes Outbuildings)



Ground Floor



First Floor



Second Floor