



**SNEED HOUSE
SNEYD PARK
BRISTOL**

SNEED HOUSE, 30 OLD SNEED PARK, SNEYD PARK, BRISTOL, BS9 1RF

A STUNNING DETACHED MODERNIST FAMILY RESIDENCE SET IN OVER HALF AN ACRE OF GARDENS. THIS BREATHTAKING PROPERTY WAS BUILT IN 1936 AND HAS BEEN SENSITIVELY EXTENDED AND REFURBISHED BY THE CURRENT OWNERS, WHO HAVE RESPECTED THE ARCHITECTURAL SIGNIFICANCE OF THIS WONDERFUL BUILDING TO CREATE A FABULOUS CONTEMPORARY FAMILY HOME.

Designed by the renowned Bristol Architect Mark Harland Thomas, Sneed House was completed in 1936. It was instantly recognised as a significant building in the modernist style and subsequently selected by The Architect and Building News for detailed illustration and description. Mark Harland Thomas was awarded the OBE for his role in the preparation for the 1951 Festival of Britain, and you can even see his painting in the National Portrait Gallery.

On entering Sneed House, one is immediately aware of the quality of this family home, and the exacting standards that the current owners delivered with their improvements. The uninterrupted flow of clean open lines, space and expansive glazing allows natural light to flood the accommodation, and combined with the flat roof lines create a seamless connection between form and function.

The accommodation is set over three floors and boasts balconies and patios that make the most of the south westerly aspect. On the ground floor there are two studies off the entrance hall. The property then flows to the inner hall with an elegant stone staircase that ascends to the first floor, creating a double height galleried landing. Double doors lead to the living room, which enjoys a period stone fireplace as a centrepiece. The heart of the property is the large kitchen that is very well appointed, offering a wide range of units flanking the far wall as well as forming an island. The kitchen is dressed with Corian, which enhances the feeling of contemporary clean lines, and also incorporates underfloor heating and a myriad of integrated appliances. The spacious room offers direct access to the rear patio and gardens beyond. Accessed off the kitchen is a snug which is currently used as a second living room. The ground floor is also equipped with a utility room, cloakroom and plant room housing the heating and hot water systems.

The majority of the bedrooms are sited on the first floor. Bedroom 2 and 5 enjoy the Southwest aspect, whilst bedrooms 3 and 4 take advantage of the morning sun to the Northeast. There is a family bathroom, and bedrooms 2,3 and 5 benefit from ensembles. A key feature of the first floor is the large Southwest facing balcony with glass balustrades. The top floor houses the master suite which comprises a large double bedroom accessing a private balcony, an ensuite bathroom and dressing room.

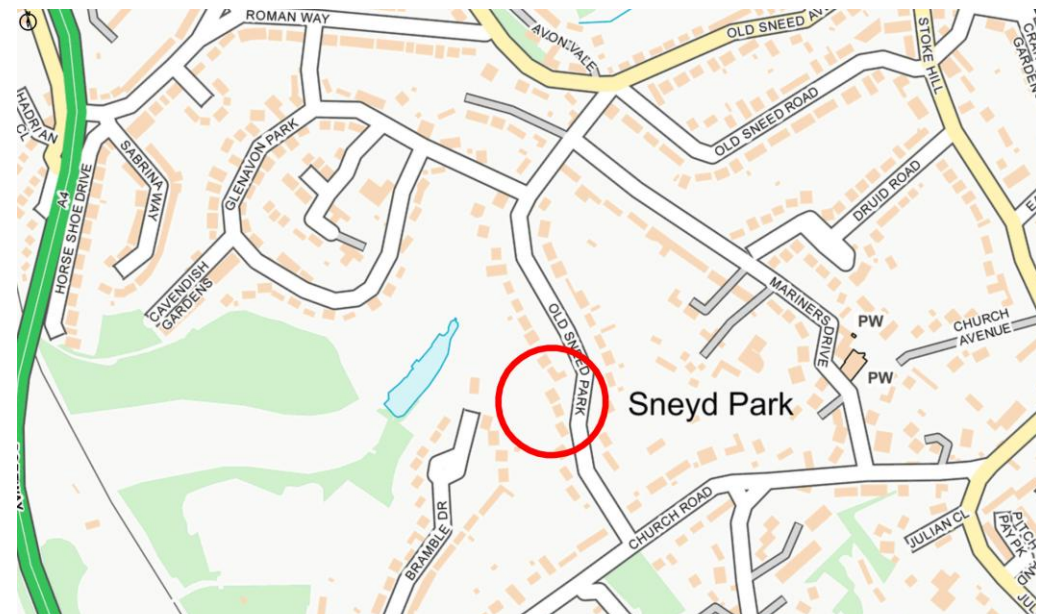
Outside, Sneed House is set back from the road affording a large driveway with ample parking, as well as a garage. The entire plot measures 0.58 acres, and the home sits comfortably within the middle of the plot, allowing for a large rear garden that is mainly laid to lawn with established borders containing a wealth of mature trees and shrubs as well as vegetable patches and fruit trees.

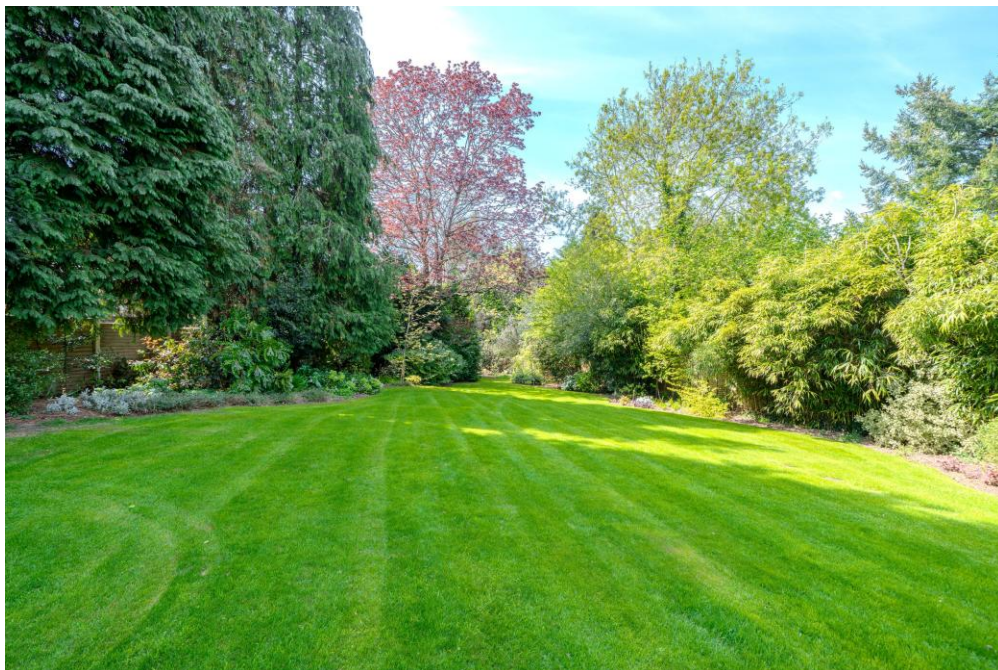
LOCATION

Old Sneed Park is without doubt one of the city's finest residential addresses, consisting of large family dwellings with extensive gardens and driveway parking. Sneyd Park is situated conveniently close to the city and amenities, but far enough away from their hustle and bustle to provide a tranquil leafy green setting. There are many green open spaces in close proximity, such as the Old Sneed Park Nature Reserve, Clifton Downs, Blaise Castle Estate, and Ashton Court. The area is particularly well served for schooling in both the state and private sectors.

Sneyd Park has easy access to the extensive local amenities of Stoke Hill, Whiteladies Road, and Henleaze. Bristol city centre is within two miles and is accessed by regular bus services. Also at hand is Sea Mills Train Station with its connecting trains to Bristol Temple Meads which provides regular services to London Paddington. The National motorway network can be found within two miles and a half miles to junction 3 of the M32 and three miles to junction 17 of the M5. There is also excellent road and bus access to the extensive regional shopping centre at Cribbs Causeway. The property is ten miles away from Bristol International airport, offering regular flights to many European destinations.

Bristol itself has a popular cultural and music scene, catering for all tastes and genres. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".





USEFUL INFORMATION

TENURE: Freehold

EPC – D (63) with potential of C (78)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: G (£4,306.49) for 2025/26

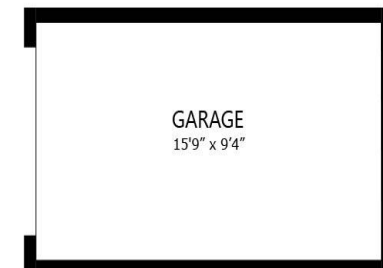
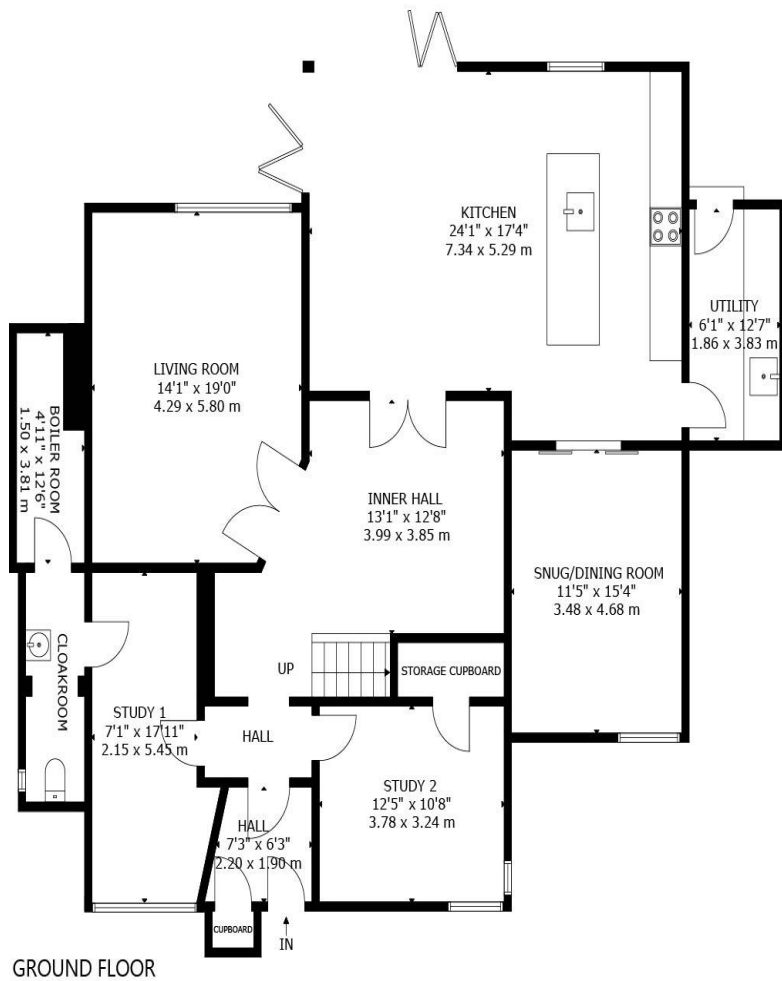
BROADBAND: Ultrafast Broadband – Download up to 1000 Mbps

MOBILE PHONE COVERAGE: Data and voice “Likely” available for 02, EE, Three and Vodafone

SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



SNEED HOUSE, SNEYD PARK BRISTOL BS9 1RF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,773 SQ FT / 350 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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