



SPRINGFORT LODGE  
STOKE BISHOP  
BRISTOL



# **SPRINGFORT LODGE, 2 STOKE HILL, STOKE BISHOP, BRISTOL, BS9 1JE**

**A unique, detached lodge house with gardens and garaging, situated on the very edge of Bristol's famous Downs offering direct access to some 400 acres of wide-open, green city space.**

This charming and truly individual period property offers completely versatile accommodation that might suit those that are either upsizing with family or downsizing without. Indeed, the versatile nature of the accommodation would suit multi-generational living.

Springfort Lodge has been a cherished family home for some thirty three years and has been continually maintained and improved upon during this tenure. Originally dating back to the 1870s, as the lodge house to nearby Springfort House, the property has had very few owners. Previous owners extended the property laterally in the 1920s and then again in the 1950s going up one level. A substantial detached garage and workshop with storage loft above was constructed in 2003 that not only offers secure parking and fantastic storage, but also scope to adapt the loft space for home working or an annex if desired.

Inside the house the majority of the rooms are on the ground-floor level thereby offering complete versatility whether seeking three, four or even five bedrooms. The first floor provides an informal bedsit/flat arrangement with wonderful open views across the expanse of the neighbouring Downs. This might provide a useful rental income as it has done historically or even annexed space for a dependent relative.

One of the most predominant features of the character-filled home is a stunning 60ft (18.4m), landscaped, south-west facing garden that attracts a great deal of daytime and evening sunshine.

Lastly it should be noted that this property is being sold with no onward chain and will therefore be able to accommodate those that are seeking to move swiftly.

## **LOCATION**

The property is situated in one of the city's most highly regarded residential addresses, being located on the very edge of the open expanse of Clifton's Downs that form 400 acres of inner-city openness. The Downs create a natural division between the subject property and the historic suburb of Clifton as well as a dramatic viewpoint across the Avon Gorge (an area of outstanding natural beauty and special scientific interest). Stoke Bishop offers many practicalities over and above some of the neighbouring residential areas especially for those seeking gardens and ease of car parking.

This particularly convenient position offers a choice of extensive local amenities at either Whiteladies Road (within half a mile) or Henleaze (around three quarters of a mile). Bristol city centre is within two miles and can be accessed by a regular bus service that passes within only a few hundred yards of the subject property.

Access to the national motorway network can be found within two and a half miles via junction three of the M32 and three miles to junction 18 of the M5. The M5 also provides access to the extensive regional shopping centre at Cribbs Causeway. Bristol City centre is within three miles with a regular commuter rail service from Temple Meads to London Paddington and Bristol International Airport is around ten miles away offering daily flights to Europe. The area is particularly well served for schooling in both the state and private sectors.



## **OTHER INFORMATION**

**VIEWING:** Strictly by prior appointment with Hydes of Bristol.

**TENURE:** We are advised the property is Freehold and Free.

**SERVICES:** Mains gas, electricity, water and drainage (gas fired central heating with two separate boilers, one serving the upstairs accommodation's heating and hot water system (this is also separately metered)).

**LOCAL AUTHORITY:** Bristol City Council (0117 922 2000)  
w: [www.bristol.gov.uk](http://www.bristol.gov.uk)

**COUNCIL TAX BAND:** Band F - £3,732.28 for 2025/2026.

**BROADBAND:** Ultrafast Broadband is available with download speed up to 1000 Mbps (source Ofcom).

**MOBILE PHONE COVERAGE:** "OFCOM" - Data and voice "Likely" available for 02, EE, Three and Vodafone (Source - Ofcom)

**ENERGY PERFORMANCE RATING:** D (55) with potential of C (76)





The beautifully landscaped south-west facing garden at Springfort Lodge.

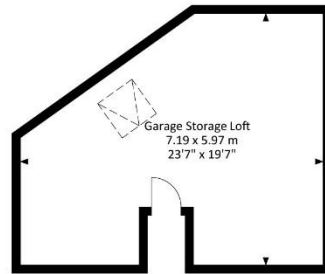


# Stoke Hill, Stoke Bishop, Bristol BS9 1JE

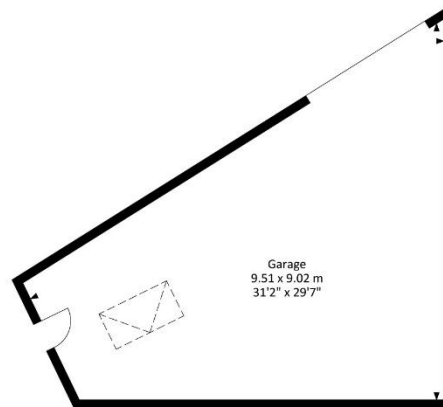
Approx. Gross Internal Area  
1788.9 Sq.Ft - 166.1 Sq.M

Garage Area  
991.7 Sq.Ft - 92.2 Sq.M

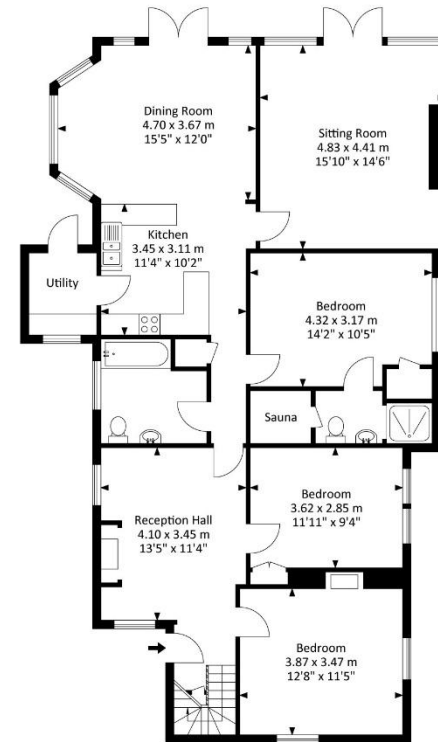
Total Area  
2780.6 Sq.Ft - 258.3 Sq.M



Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## 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.



  
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