



Stoke Bishop | Guide Price £1,250,000

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# 43 Stoke Hill

Stoke Bishop, Bristol, BS9 1LQ

- A Substantial Detached 1930's Family Home
- 5 Bedrooms, 3 Reception Rooms
- Highly Sought After Location
- Close to Durdham Downs & Local Shops
- Double Integral Garage and Ample Parking
- Impressive circa. 80' Rear Garden
- Sold With No Onward Chain

This is a rare opportunity to acquire a substantial 1930's detached family home, that has been in the same family for nearly the last 60 years but it's now time for the next family to enjoy it as much as they have. The property is arranged over two floors with ample living space on the ground level and a very spacious area for bedrooms and bathroom on the upper floor. There is also the potential to convert the loft, subject to consents, just as a neighbouring house has recently done.

The house is approached from the front via a covered porch with a door to the side into a very large 16' x 13' max entrance hallway which features an impressive Claygate fireplace, original wood block flooring, stairs to upper floor, picture rail and doors to the ground floor rooms. To the front is a breakfast room with a window opening onto the front porch, window to side, a huge coat cupboard, utility cupboard with plumbing for washing machine and a wall mounted Worcester boiler. A door at the back leads through to the kitchen which has an extensive range of units and has integrated dishwasher, oven, hob, hood, integrated fridge, front door to driveway, windows and a door onto the rear garden. Also to the rear of the house are two very large and elegant reception rooms, both having doors onto the garden, fireplaces and plate rails. To complete the ground floor accommodation is a cloakroom off the hallway. Moving upstairs there is a lovely spacious landing with airing cupboard, five bedrooms, bedrooms 1 and 2 with original fitted wardrobes, picture rails and all have their original fireplaces. Bedroom 1 has a small en suite shower room as well as a large eaves storage cupboard. The other bedrooms are serviced by the family bathroom and separate WC. The property needs some modernisation which is to be expected, but allows anyone to put their own mark on this property.







Outside; to the front is a brick paved driveway with space to park several cars which leads to an integral double garage. To one side is a planted mature border with hedgerow and the other an established lawn. To the rear there is a fabulous circ. 80' garden, with a large patio as well as a covered veranda bordering the house. The garden is beautifully established and has many established plants, shrubs, hedges and mature trees and an ideally space for the active family.

This house is being sold with no onward chain and we highly recommend a viewing at the first opportunity.

### **Location**

Within a walking of the famous Durdham Downs, this suburb offers many amenities including local shops and restaurants. It is well served by public transport. Nearby Elmlea is an excellent primary school and also The Free School, Redmaids, Badminton, Bristol Grammar, Clifton College and QEH offer outstanding secondary education. For sporting pursuits, the area includes health and leisure clubs as well as golf courses. For the commuter there is access to Bristol's commercial centre, and the motorway networks. Rail travel is well catered for with mainline stations at Bristol Parkway and Temple Meads and international travel is available from Bristol Airport with flights to a number of European and some long-haul destinations.



### **Directions**

From our Stoke Lane office proceed towards Stoke Bishop, at the junction with Parrys Lane turn right. Follow the road round as you approach the mini roundabout take the first exit down Druid Hill. Continue passing the shops and as you start to ascend uphill the house will be the third one on the right just past the Druid Road junction.

### **Energy Performance Certificate**

Rating D

**Council Tax Band G**

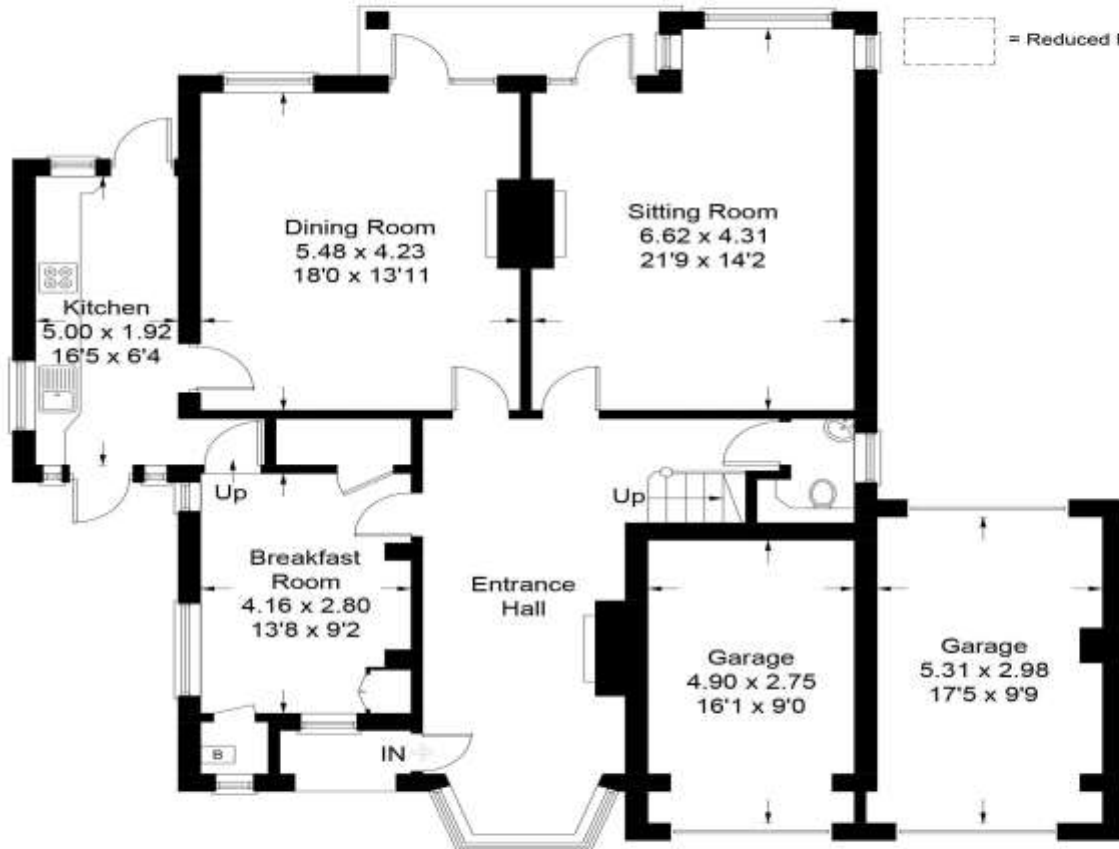


# Stoke Hill, Stoke Bishop, Bristol, BS9 1LQ

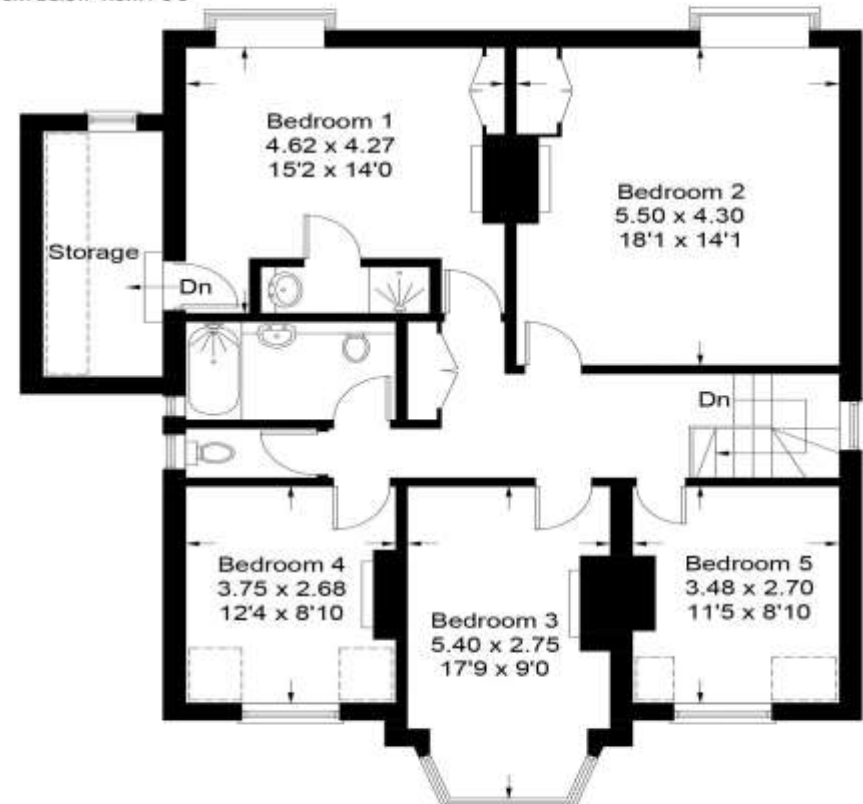
Approximate Gross Internal Area = 215.1 sq m / 2315 sq ft

Garages = 29.4 sq m / 316 sq ft

Total = 244.5 sq m / 2631 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID935145)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Westbury-on-Trym Office**  
 125 Stoke Lane,  
 Westbury-on-Trym,  
 Bristol, BS9 3RW  
 T 0117 962 2299  
 wot@leeseandnagle.co.uk  
 leeseandnagle.co.uk