



Stoke Bishop | Guide Price £1,045,000

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## 51 Parrys Lane, Stoke Bishop, Bristol, BS9 1AG

- Exceptional Family Home
- Over 2250 Sq./Ft. of Living Space
- Four Double Bedrooms (Master En Suite)
- Circa 90 ft. Long SW Facing Rear Garden
- Circa 350m To Elmlea Schools
- Garage & Off Street Parking
- Large loft, Prime For Conversion

This substantial early 1930's semi detached family home has been lovingly cared for over the years and represents a wonderful opportunity to acquire a significant home with C.90ft. south west facing rear garden in a highly desirable area situated just 350m from Elmlea Schools.

The proportions of the house are on a different scale to most of the similar 1930's semis in the area. At around 2250 sq/ft. it is a large home with generous room dimensions throughout as evidenced the moment you step into the attractive hall. The two main reception rooms are positioned to the right-hand side. Both have impressive fireplaces and large bay windows. The front room overlooks the front garden and the rear opens onto the rear patio and garden via French doors. The rooms are interconnecting via an opening and with stripped timber floorboards and period plaster detail on the ceiling a very impressive space.

At the rear of the hall a door opens into a good size cloakroom discreetly tucked away under the stairs. Beyond it opens into a breakfast room which has been incorporated into the kitchen space which itself extends into the garden and has a utility room at the far end.





The upper floor provides four double bedrooms. The master bedroom overlooks the delightful rear garden and has a large en suite/dressing room. The three further bedrooms are serviced by a family bathroom and additional WC. It is worth pointing out that the roof space is cavernous and represents excellent conversion potential. The roof has also been relatively newly replaced.

Externally the house is set well back from the road with ample brick paved drive leading to an integrated single garage.

The front garden is laid to lawn. A gate extends past the side of the house to the rear garden.

At circa 90 foot in length and enjoying a south west facing aspect the rear garden is a compliment to the owner's efforts during their ownership. A generous entertaining patio sits adjacent to the house before giving way to a very gently sloping lawn with well stocked maturing flower, shrub and tree borders. At the far end of the garden is a discreetly tucked away greenhouse and vegetable patch. Trees include several varieties of Apple and a prolific Peach tree. A garden shed and the original outhouse now provide stores for gardening tools.



**Energy Performance Certificate  
Rating D**



# Parrys Lane, Bristol, BS9

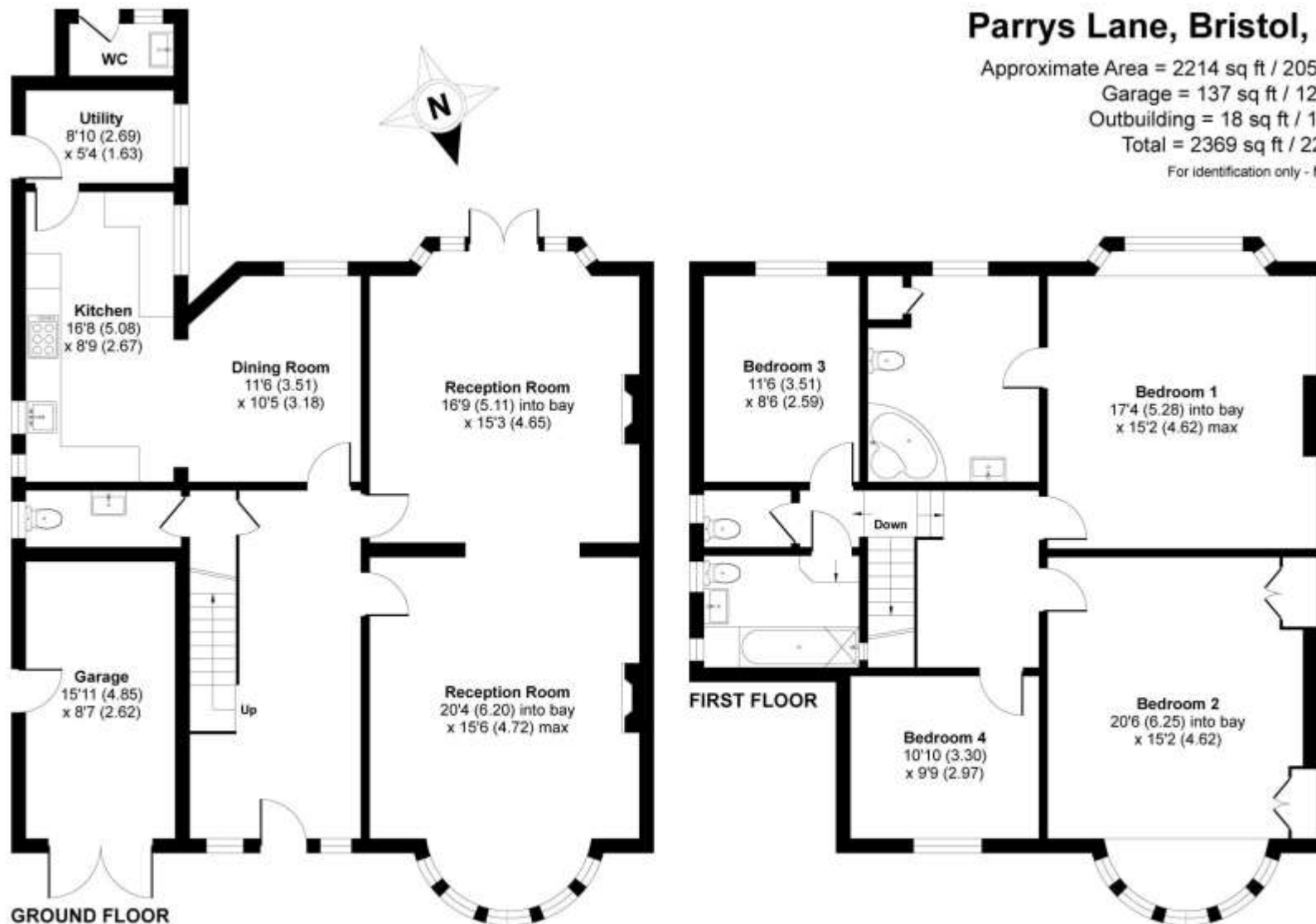
Approximate Area = 2214 sq ft / 205.6 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 18 sq ft / 1.7 sq m

Total = 2369 sq ft / 220 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Leese & Nagle REF: 1029252



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.



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