



Stoke Bishop | Guide Price £585,000

leese & nagle 



# 33 Druid Hill, Bristol, BS9 1EL

- 1930's Art Deco Detached House
- 3/4 bedrooms, 2/3 Reception Rooms
- Highly Sought After Stoke Bishop
- In Need of Some Finishing Works
- Tiered Front & Rear Gardens
- Garage In Block Behind House

This is a detached Art Deco style 1930's 3/4 Bedroom 1368 Sq. ft. family home. The property is in the highly sought after Stoke Bishop district and is just along from the shops and amenities of Druid Hill. This area is much prized by local families looking for a peaceful family situation with good access to many schools, including Stoke Bishop C of E Primary School which is only ten minutes' walk away and Bristol Free School within a short drive. There are also good independent schools which can be walked or driven to, including Badminton School, Red Maids and Clifton High.

The fabulous Durdham Downs with its acres of green space are on your doorstep, picturesque and sophisticated Clifton, Bristol's vibrant City Centre and historic Harbourside are all with reasonable proximity. The location provides good access to both Cribbs Causeway and the M5, M4 and M49 motorway networks. It has good links via Bristol Temple Meads and Bristol Parkway to London Paddington in 90 minutes.

To note, the property has recently had its front elevated retaining wall completely rebuilt and has been signed off by Bristol City Council Highways, Bristol City Council Structural Department, Morgan Structural (Structural Engineers) and approved by the Local Authority. It just needs the front railings installed along the outer edge of a public pedestrian pathway. We are informed this will be done soon.

From the pedestrian pathway, when it will be accessible again, there is a pedestrian gate and wide steps, central to the garden, that leads up to the covered porch where a door opens into the house.

The property has been subject to an improvement programme including installing the kitchen, shower room and bathroom, but is currently an unfinished project and we believe it would not take too much to finish what is required.







On the ground floor there is a spacious entrance hallway, lounge with bay window, family room/study with balcony leading off, kitchen and a 3rd reception/4th bedroom with an internal door into a shower room.

On the first floor there are 3-good size bedrooms, the two largest with extensive wardrobes and then a large family bathroom.

#### Front garden

There is, as mentioned before, the wide central approach steps and then three areas of lawn and a raised small patio. A metal gate to the side of house provides pedestrian access to the rear garden. There is, as also mentioned before, a bordering pedestrian public pathway that is currently closed off from the public but will be open again when the railings are installed.

#### Rear Garden

The rear garden is steeply tiered and split over several individual levels, the initial part of the garden is a paved area, suitable for table and chairs and is accessed via the kitchen and third reception/bedroom 4. There are retaining rendered walls, and the middle tiers are mostly shrub-stocked beds and then higher again, a lawned tier and at the top a paved balcony, which has a lovely view over Bristol's rooftops and a summerhouse. A rear pedestrian gate opens onto the rear access lane where the garage is found.

#### Garage

There is a single garage in a block of three, with metal up and over door and is accessed from the lane off the top of Druid Hill.

#### Important Information

There is an annual ground rent of £8.40 paid to Freehold Managers PLC.



#### Directions

Energy Performance Certificate Rating D

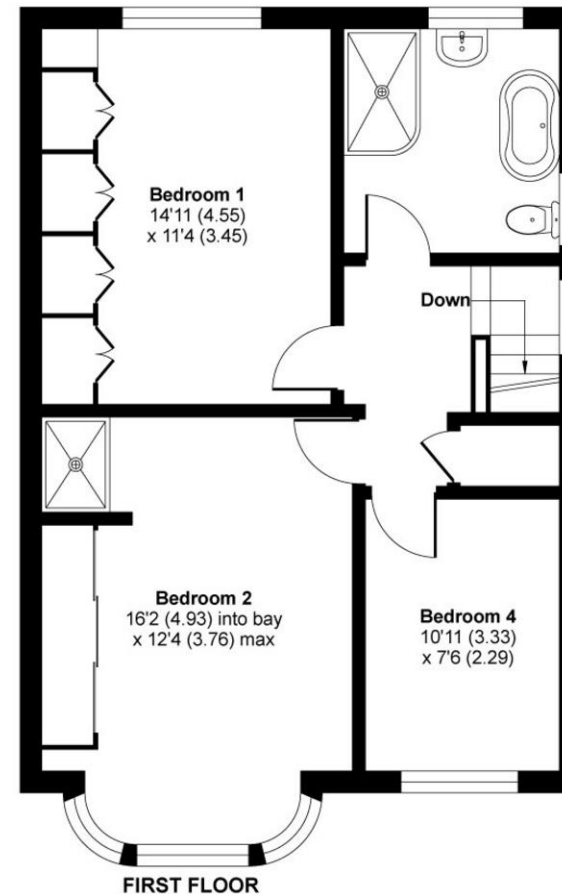
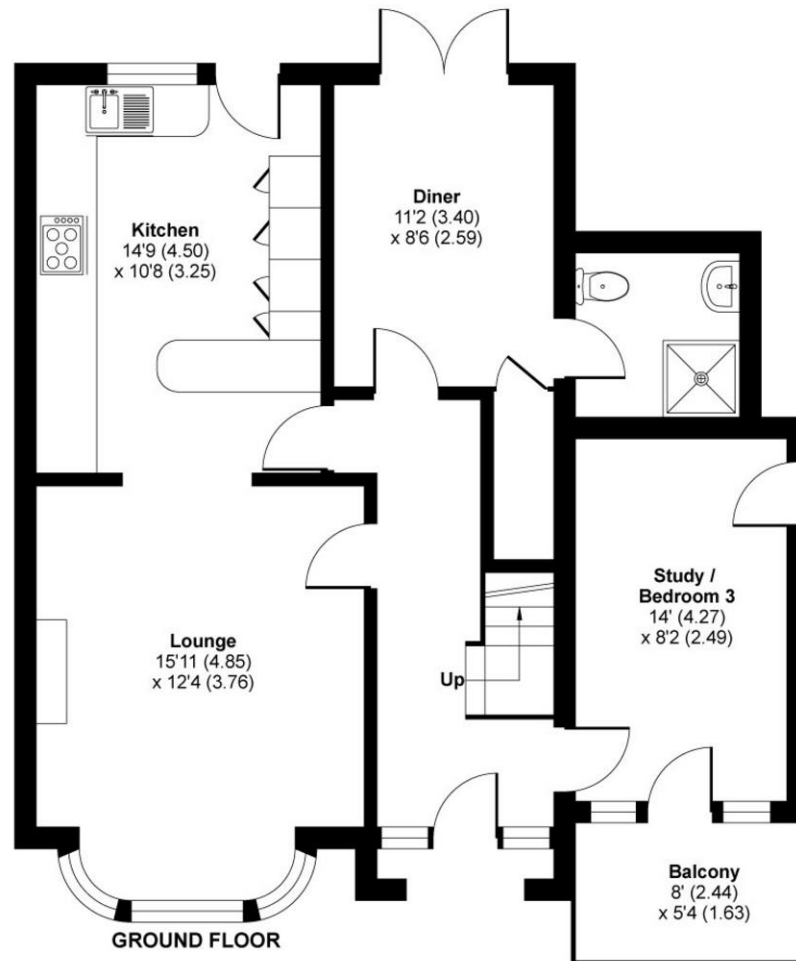
Council Tax Band E



# Druid Hill, Stoke Bishop, Bristol, BS9

Approximate Area = 1368 sq ft / 127 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). © nichecom 2024. Produced for Leese & Nagle. REF: 1090611



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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