



## Church Road, Stoke Bishop, Bristol, BS9 1JU

Approximate Gross Internal Area = 441.2 sq m / 4749 sq ft

Garages = 45.4 sq m / 489 sq ft

Total = 486.6 sq m / 5238 sq ft

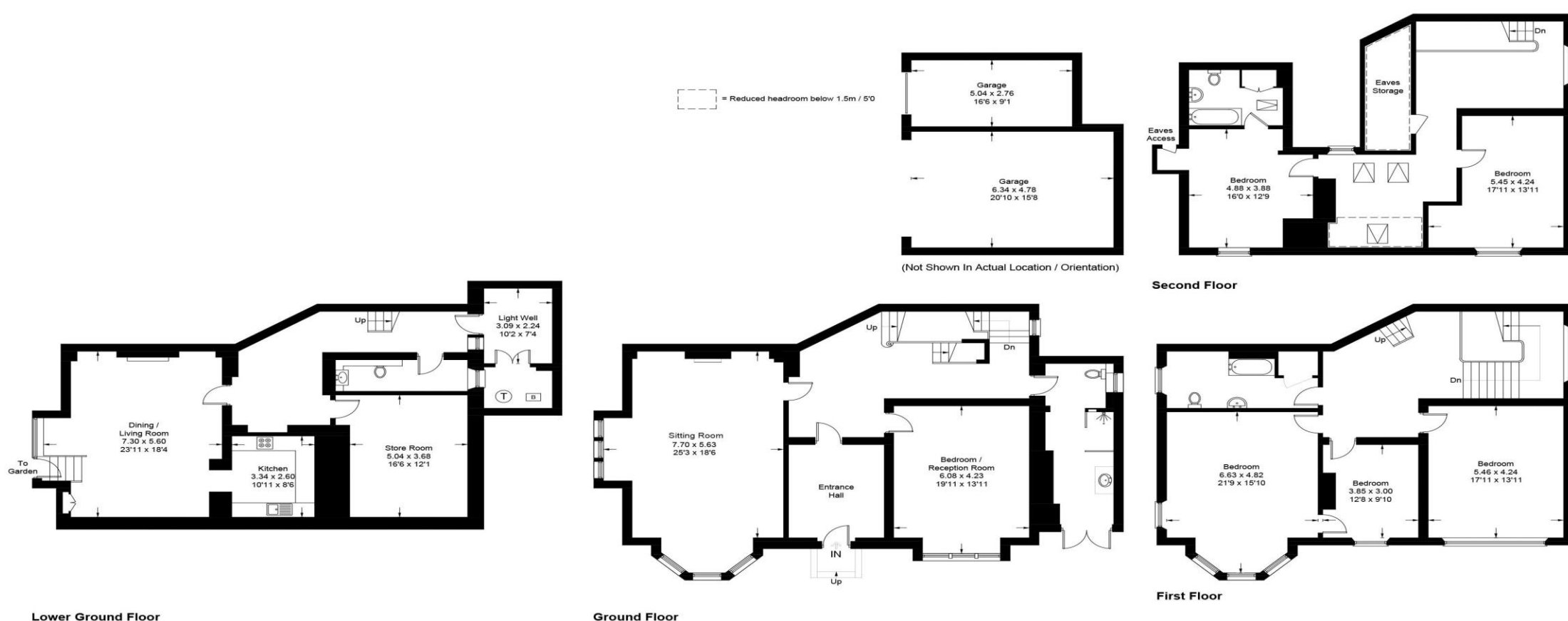


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6a Church Road  
Stoke Bishop, Bristol, BS9 1JU.

- Significant Victorian Family Home
- Immaculately Maintained
- Over 5000 sq/ft of Accommodation
- Landscaped Grounds on Circa 0.2 Acre Plot
- Prestigious Sneyd Park Location
- No Onward Chain
- Potential To Change Layout

A rather grand family home set in secluded grounds of 0.2 of an acre on one of Bristol's premier residential roads in Sneyd Park. Dating from at least the 1880's the house was formerly the vicarage for St. Marys church and would have been one of the grandest mansion houses in the area. Today it forms the greater half of the original house and retains most of the impressive features and period detail of the original house.

The fabric of the house has been immaculately maintained by the owner over many years of family ownership. Traditionally presented to an incredibly high standard we envisage incoming buyers making changes to suite their lifestyle. The house with its sheer size offers flexibility in this respect. Perhaps to relocate the kitchen to the hall floor and change the bedroom configuration being prime examples. Likewise, the gardens also offer scope to create a lawn/patio area accessed directly from a repositioned kitchen. it is worth noting the house is not listed.

The house possesses a certain presence. Its entrance, hall and stairs are reminiscent of a small stately home or national trust property and are certainly impressive with the stained-glass window drawing the eye and filling the hall with natural light. From the hall the accommodation rises over two floors with the upper floors providing ample bedroom and bathroom options. Descending to the lower floor you will find the current informal lounge/diner with steps and door to the side garden. Adjacent is the kitchen. To the rear is an additional large windowless room that has home cinema/gym written all over it. For convenience there is a cloakroom on this floor and also a door through to a rear light well and boiler room.



The hall floor retains the principal reception rooms. The dual aspect sitting room has large bay windows to its southerly and Westerly aspects. Impressive open hearth fireplace and some lovely period detail and furnishings. To give it scale the room itself is larger than many one bedroom apartments! Opposite the hall is a room that has been used as formal dining room or the sixth bedroom. It is another large room with bay window and fireplace we feel it could be repurposed as family kitchen with adjoining utility and direct garden access. At the far end of the hall sits a recently fitted bathroom with large walk-in shower.

Externally the grounds are nestled into the hillside and have been landscaped to create a relatively low maintenance garden offering high levels of privacy. The drive provides extensive parking behind its gated entrance and access to double and single garages. Further landscaping could provide a smaller drive, less terraces and a larger patio/lawn area adjacent to a repositioned kitchen/family area.

The house is offered for sale with no onward chain and represents a wonderful opportunity to purchase a well maintained and substantial period home in this desirable, peaceful neighbourhood within 5 minutes walk of Durdham Downs that offers the potential for a buyer to adapt to their own preferences and create a long term family home.



Energy Performance Certificate  
Rating D

