



Stoke Bishop

Guide Price £950,000

leese & nagle 

# 17 Bell Barn Road, Stoke Bishop, Bristol, BS9 2DA

- Beautifully Crafted Family Home
- Large Home at Circa 2500 Sq/Ft.
- Fantastic Split Level Open Plan Kitchen/Family Area
- 5 Bedrooms, 2 Bath/Shower Rooms
- Great Size Hallway & Sitting Room
- Utility & Cloakroom

This is a 1930s semi-detached family home of a substantial 2500 sq. ft. offering a perfect blend of classic charm and modern living, making it an ideal choice for families seeking space and style in a desirable location. The property's standout feature is its extensive, split-level rear extension, seamlessly integrating contemporary design with the original architecture of the house, creating a unique and spacious layout that is perfect for modern family life.

This wonderful family home has rendered elevations and double bay windows set under a gabled end with a covered storm porch opening into a light, bright, and particularly spacious hallway with a staircase rising to the upper floor. To the front is a traditional sitting room, with its bay window, elegant fireplace, and picture rail. To the rear provides is a wonderful split level open plan living space, where first is a higher-level informal lounge with an inset fireplace as a focal point, then a few steps down to a bright and airy high-ceiling living/family area with an adjoining kitchen featuring a large island unit and then a good range of sleek Kitchen Partners designed and installed white kitchen units with several Neff built-in appliances. Bi-fold doors and windows illuminate this amazing space and provide access to a rear patio, which is ideal for entertaining and al fresco dining. Beyond the patio is a good lawn for family recreation. The ground floor is completed by a good-sized utility room off the lounge with an external door and cloakroom tucked away off the entrance hall.

The two upper floors provide a range of good-sized family-orientated bedrooms. There are four bedrooms off the first-floor landing, serviced via a well-appointed family bathroom with both bath and shower provision. The spacious master bedroom suite is set within the roof void and offers a tranquil escape, complete with a modern en suite shower room.





It is set on this desirable road in Stoke Bishop, where there is an excellent range of local shops and amenities that can be found at the end of the road. There are two highly reputed schools, Stoke Bishop Primary School within easy walking distance, and then Elmlea School only a short drive.

For family walking, the Blaise Castle Estate and associated park and woodland trails are only minutes away by foot. The position is also a prime choice for commuters due to its excellent transport links and accessibility, with access to major roads such as the A4018 and the M5, facilitating a straightforward drive to both Bristol city centre and nearby cities. For those who prefer public transport, the property is close to Sea Mills train station, providing direct connections to Temple Meads and then the national network. There is a regular bus service and easy access to cycling routes, 17 Bell Barn Road ensures a hassle-free commute, making it an ideal home base for professionals and families alike.

From the front of the house, there is a particularly green and leafy outlook with neighbouring trees providing context. The front garden has a high bordering hedgerow for privacy and a small landscaped gravelled area with a central circular flower bed. The tarmac drive has space to park a couple of cars where to the side there is a garage of circa. 21ft in length, being usually spacious, and further, double doors at the back give thorough access to the rear garden. The rear garden has a large patio by the house, is laid mainly to lawn with several shrubs, a mature tree at the end, and is enclosed by panel fencing.



In general, this house is on a sought-after road in Stoke Bishop, it combines a prime location with thoughtful, high-quality renovation, so truly a rare find in today's market.

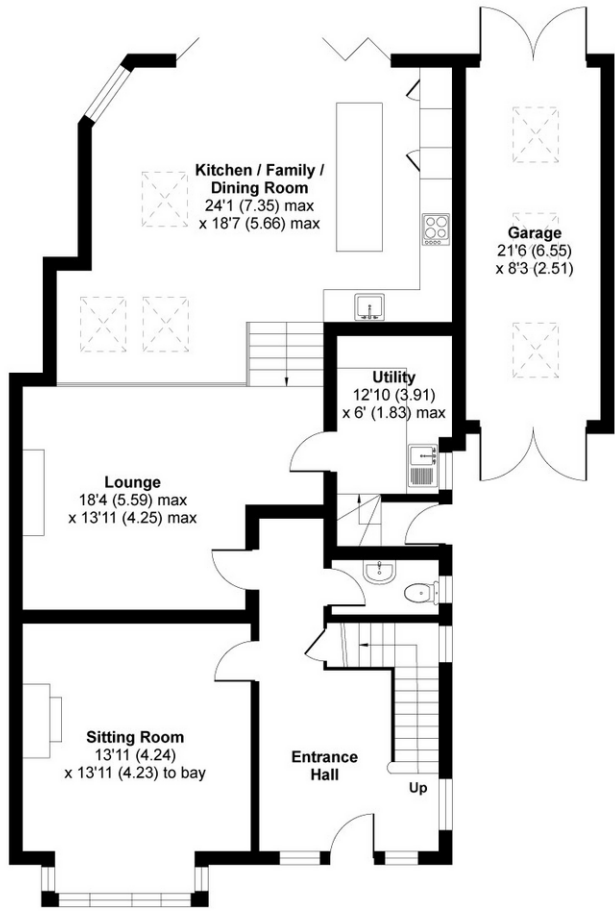
**Energy Performance Certificate  
Rating D**

**Council Tax Band F**

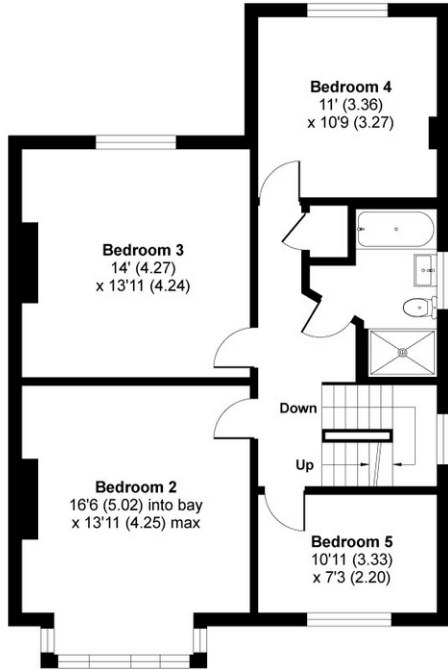


# Bell Barn Road, Bristol, BS9

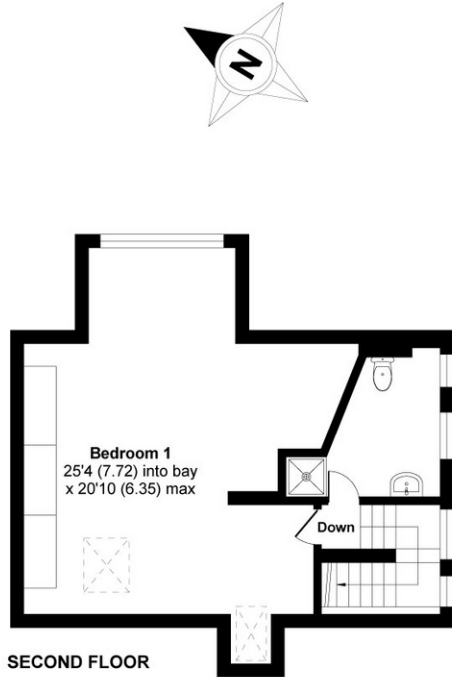
Approximate Area = 2485 sq ft / 230.8 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Total = 2662 sq ft / 247.2 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1193298



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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