



Sneyd Park |

Guide Price £1,600,000

leese
& nagle 

27 Old Sneed Park, Sneyd Park, Bristol, BS9 1RG

- Significant 'Stride' Family Home
- Gardens Of Just Under Half An Acre
- Opportunity To Extend, Remodel & Update.
- Highly Desirable Side Road Location
- No Onward Chain

Renowned for their exceptional build quality, wonderful period features and generous plots, Stride-built homes for many represent the pinnacle of family living in the green and leafy north-west Bristol suburbs.

Having been in the same ownership for around 40 years, the house is now offered as an exciting opportunity to adapt, update and extend to create a spectacular family home set in a plot of 0.44 acres of mature gardens. The house retains much of its original character and charm. Externally the house displays many elements synonymous with Arts and Crafts style housing, with feature brickwork, part-rendering and asymmetric roofline. Internally the inglenook fireplace in the sitting room, Claygate-style fireplace in the entrance hall, and geometric stained-glass window on the landing are all hallmarks of the quality of the original design.

The house is positioned behind a generously proportioned front garden with mature shrubs and trees providing privacy from the quiet side road the house is positioned on. The gardens have been lovingly created over the years and provide expansive lawns, mature trees and shrubs. With the owners being keen gardeners, there is a greenhouse and productive vegetable and soft fruits garden, together with some highly productive fig, apple, pear and medlar trees. Following some tidying, this will be a wonderful garden to compliment the house.

The house whilst clean, tidy and functional is dated by modern standards, most obviously around the kitchen and bathroom. Some updating has taken place as and when required but please be aware we consider the house is likely to be subject to comprehensive remodelling (subject of course to any planning requirements). However, what it does have is the bare-bone structure to be a tremendous home.

The part-glazed original front door opens into the generously proportioned wood-panelled entrance hall with returning staircase and Claygate fireplace. The sense of scale is echoed by the double doors that open into the triple aspect sitting room.





The stand-out feature is the signature inglenook fireplace with original woodwork and cupboards to side, balanced by two transom windows on the opposite wall. There is a further window to the front, whilst patio doors to the rear lead out to a terrace and provide views of the rear garden

To the front of the property is the elegant dining room with picture rail, hardwood floor and window to the front. Behind this sits the kitchen breakfast room with larder, adjoining utility, cloakroom and window over the rear garden. These combined spaces, together with the vintage of the fittings, provide a significant opportunity to re-model to meet the demands of modern family life. There is also a visitor WC to the front of the property with windows to the front.

The impressive staircase leads to the first floor where there are four good-sized double bedrooms, family bathroom and separate WC. Again, there is potential to re-model on this floor and potentially create at least one en-suite. The master bedroom has a door leading to a terrace positioned above the garage. The original loft room provides a further bedroom set into the eaves and walk in loft store room. This area could be used to provide a home office, hobby room or informal family space.

Additional ancillary accommodation includes an adjoining garage, as well as an independent garage set into the rear garden. There is also a useful 'laundry' shed beyond the kitchen and aforementioned greenhouse.

Sitting in such a beautiful plot and bordered by other wonderfully established gardens, 27 Old Sneed Park epitomises the qualities of an earlier housebuilding age, but is now ready to move forward to a new era and to become a special family home. The house is offered for sale with no onward chain.



**Energy Performance Certificate
Rating D**



Old Sneed Park, Bristol, BS9

Approximate Area = 2542 sq ft / 236.1sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Garage = 159 sq ft / 14.7 sq m

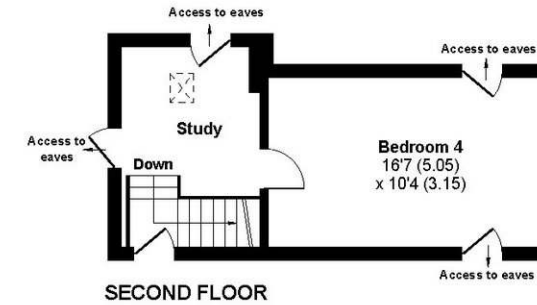
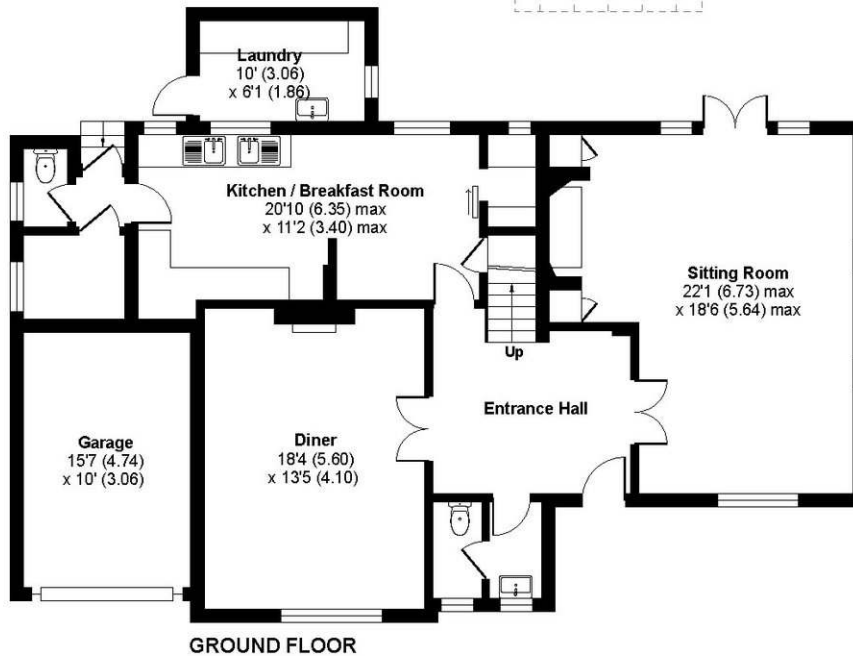
Outbuilding = 61 sq ft / 5.6 sq m

Total = 2773 sq ft / 257.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Leese & Nagle. REF: 1227716



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.



@leesenagle



leesenagle

Westbury-on-Trym Office

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