



| Barley Croft | Guide Price £750,000

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# 10 Barley Croft, Bristol, BS9 3TF

- Within 175m Of Elmlea Junior School
- Bristol Free School Catchment
- Attractive 1930s Semi
- Beautifully Presented
- Sunny Rear Garden
- Three Bedrooms

Ideally suited to both expanding families and those looking for a comfortable downsizing option, this attractive three-bedroom 1930s semi is positioned on a quiet side road within walking distance of local amenities, 175m of Elmlea Junior School, as well as being within Bristol Free School catchment.

Attractively presented both inside and out and with desirable open plan rear family living/kitchen area opening onto a sunny, level garden, the house is a desirable proposition for those looking in this popular area. As well as the school, local shops on Stoke Lane are but a comfortable stroll away, whilst the cafés, restaurants and the more varied amenities of Westbury village are also readily accessible.

Set behind a picket fence with gravel drive providing off street parking for 2 cars, the enclosed front porch opens into welcoming light-filled hall with beautiful original stained and leaded glass window to the side aspect at both hall and landing level. A traditional sitting room is positioned to the front, with bay window and fireplace with a gas, coal-effect fire. A range of bespoke cabinetry has been built into the chimney breast recesses and bay window.





An understairs WC is accessed from the hall.

Upstairs there are three bedrooms serviced by a spacious family bathroom. The principal bedroom has a lovely bay window with shutters to the front aspect. Bedroom 2 overlooks the rear garden and is a comfortable double room. Bedroom 3 is to the front of the property and is currently used as a study, but would also be a lovely nursery/single room. The good-sized bathroom is smartly presented with white suite with P-shaped bath with shower over, basin and WC and has windows to side and rear.

It is worth noting that the roof was replaced in 2019 and offers scope for a loft conversion if desired. Externally the garden is smartly presented with a central lawn area surrounded by well stocked flower and shrub borders. There are two patio entertaining areas to capitalise on the favourable westerly aspect and afternoon and evening sun. A drive sits to the side of the house and has a metal bike store in situ behind the gates.

The house offers the opportunity to move to a well-presented home in a well-regarded area, and then just enjoy the lifestyle on offer.



**Energy Performance Certificate  
Rating D**

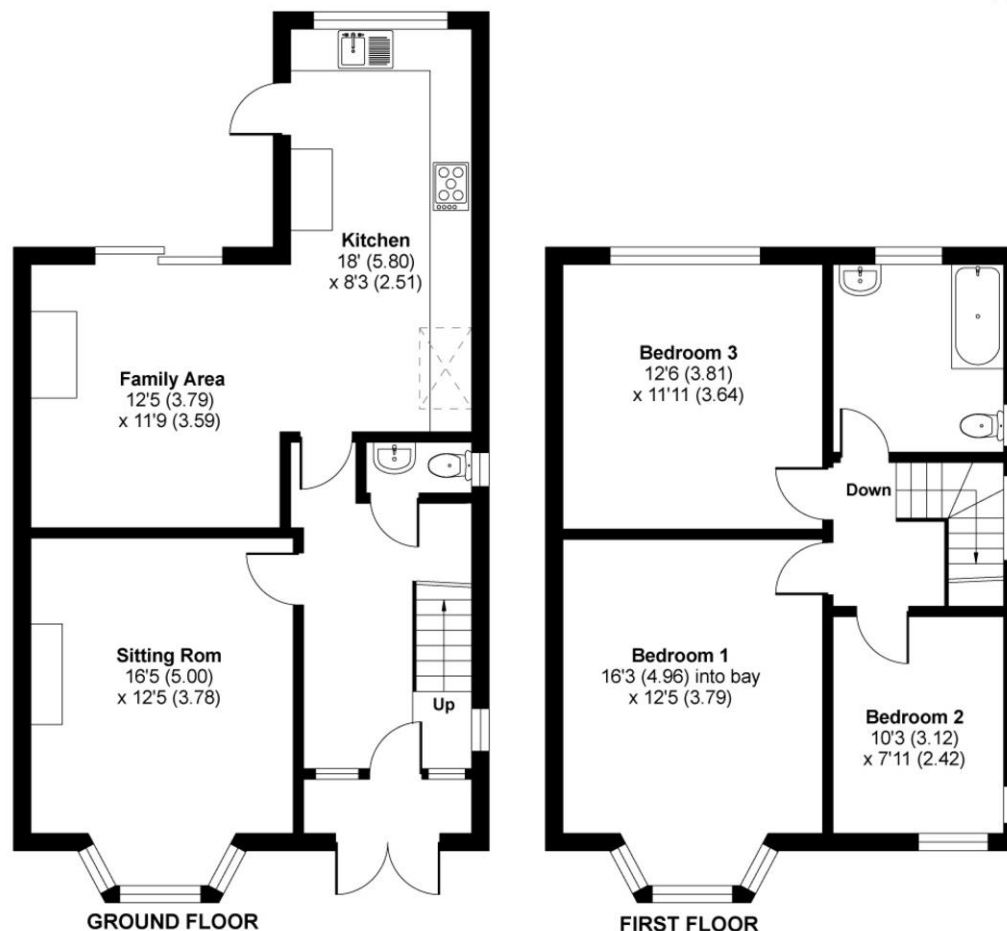




# Barley Croft, Westbury On Trym, Bristol, BS9

Approximate Area = 1243 sq ft / 115.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:ichecom 2025. Produced for Leese & Nagle. REF: 1297944 Brochure

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