

Briercliffe House, 6 Briercliffe Road

Guide Price £1,150,000

RICHARD HARDING



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Stoke Bishop, Bristol, BS9 2DB

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A most attractive and incredibly spacious (2348 sq. ft.) 4 bedroom (one with en-suite) 2 storey detached family home situated on an incredible sought-after cul-de-sac in Stoke Bishop. Enjoying a beautiful 115ft x 40ft rear garden, off-road parking for two plus cars and a tandem garage.





Key Features

- **Wonderful location on a leafy and neighbourly cul-de-sac within the heart of Stoke Bishop, handy for access to green spaces including Canford Park, Stoke Lodge and Blaise Castle Estate, as well as being nearby bus connections to central Bristol, and handy for local shops of Stoke Lane and Shirehampton Road.**
- **Ground Floor:** entrance porch flows through into an impressive entrance hallway with understairs storage. Bay fronted sitting room, dining room/reception 2, separate kitchen/breakfast room, ground floor cloakroom/wc and rear lobby.
- **First Floor:** landing, four bedrooms (three doubles and a one single), family bathroom and separate cloakroom/wc, as well as access to a generous loft storage space.
- **Outside:** beautifully kept lawned front garden, setting the property back from the peaceful cul-de-sac, and a fabulous private level rear garden of a generous scale, plus ample off-road parking and a tandem garage.
- **Enjoyed by the current owners for the last 50 years, this much loved home is offered with no onward chain and provides the new owners a well kept, blank canvas, ripe for personalisation and updating.**





GROUND FLOOR

APPROACH: via a tarmac driveway affording off-road parking for at least two vehicles. The driveway leads up and beside an immaculately presented level lawned front garden towards the attractive arched entrance, with double glazed doors accessing the porch.

ENTRANCE PORCH: tiled flooring. A part-glazed period front door with stained glass panels beside and over accesses the:-

ENTRANCE HALLWAY: an impressive welcoming entrance hallway with plenty of natural light provided by the double glazed windows to side. Staircase rises to the first floor landing with a generous understairs cupboard, with coat hooks and housing the alarm control panel. Further recessed storage cupboard housing the fuse box for electrics and gas meter. Picture rail, radiator. Doors leading off to the sitting room, dining room/reception 2, kitchen/breakfast room and ground floor cloakroom/wc.

LIVING ROOM: (front) (**18'10" x 16'0"**) (**5.74m x 4.88m**) an impressive bay fronted sitting room with high ceilings, ceiling coving, picture rail, broad box bay to front comprising double glazed windows overlooking the front garden. Feature fireplace, radiator and a further double glazed window to side.

DINING ROOM/RECEPTION 2: (**16'0" x 15'5"**) (**4.88m x 4.69m**) a good sized second reception room with high ceilings, picture rail, double glazed window to side, feature fireplace with gas living flame fire, radiator, serving hatch through from the kitchen. Period part glazed double doors with original stained glass panels over accessing the conservatory.

CONSERVATORY: (**15'4" x 7'7"**) (**4.68m x 2.32m**) double glazed windows and central double glazed French doors providing a seamless access out onto the glorious level rear garden.

KITCHEN/BREAKFAST ROOM: (**14'8" x 11'11"**) (**4.48m x 3.63m**) a fitted kitchen with base and eye level cupboards and drawers, windows to rear overlooking the rear garden, appliance space for cooker, washing machine and slimline dishwasher. Recessed cupboard housing the Vaillant gas central heating boiler. Part glazed door to rear accessing the rear garden and further part glazed door accessing the rear lobby, which in turn has a part glazed door accessing the bottom section of the driveway.

CLOAKROOM/WC: low level wc, wash hand basin, part tiled walls, radiator and a window to side.

FIRST FLOOR

LANDING: a spacious landing with natural light provided by the double glazed window to side. Loft hatch accesses a generous loft storage space and doors radiate off the landing to all four bedrooms, an airing cupboard housing Lagtop water tank and slatted shelving, the family bathroom and the upstairs cloakroom/wc.

BEDROOM 1: (**18'10" x 16'0"**) (**5.74m x 4.88m**) double bedroom with wide box bay to front, high ceilings, built in wardrobes and a radiator. Door accessing:-

En-Suite Shower Room/wc: corner shower enclosure with system fed shower, sink set into a counter with storage beneath, extractor fan and a window to side.

BEDROOM 2: (**16'0" x 15'5"**) (**4.88m x 4.71m**) double bedroom with high ceilings and picture rail. Period windows to rear with stained glass panels over, offering a lovely open outlook over the rear garden. Built in wardrobes, radiator and a sink.

BEDROOM 3: (**12'0" x 9'9"**) (**3.66m x 2.97m**) double bedroom with high ceilings, double glazed windows to front, radiator and built-in wardrobes.

BEDROOM 4: (**12'0" x 6'5"**) (**3.66m x 1.96m**) a single bedroom with period windows to rear, radiator, built-in storage cupboard and desk and a picture rail.

FAMILY BATHROOM/WC: a white suite comprising panelled bath with system fed shower over, pedestal wash basin, double glazed window to side and a heated towel rail.

CLOAKROOM/WC: low level wc, window to side and part tiled walls.







OUTSIDE

FRONT GARDEN, OFF-ROAD PARKING AND GARAGE: there is a level lawned front garden framed with deep flower borders containing various roses and shrubs. A driveway leads up the right hand side of the property and offers off-road parking for at least 2 cars. The driveway leads up to a tandem garage.

Tandem Garage: a good sized tandem garage with pitched roof, windows to side and door providing a handy access through to the garden.

REAR GARDEN: (**115ft x 40ft**) (**35.05m x 12.19m**) an exceptional rear garden with a well-kept level lawn, flower borders containing various plants, shrubs and trees and a real sense of privacy.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

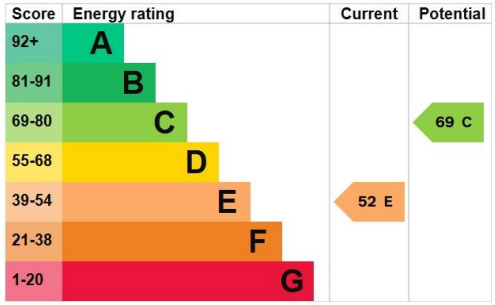
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





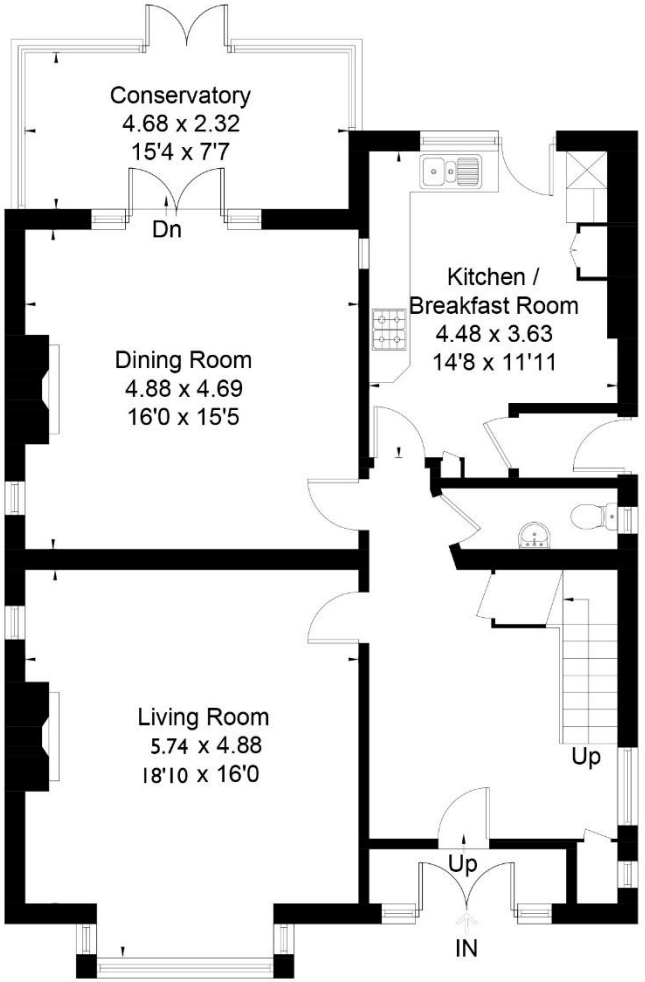




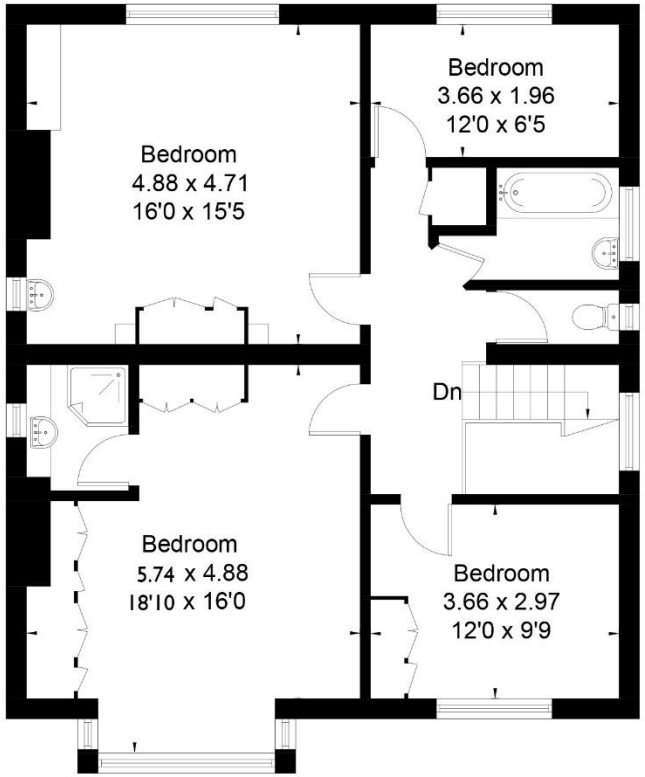


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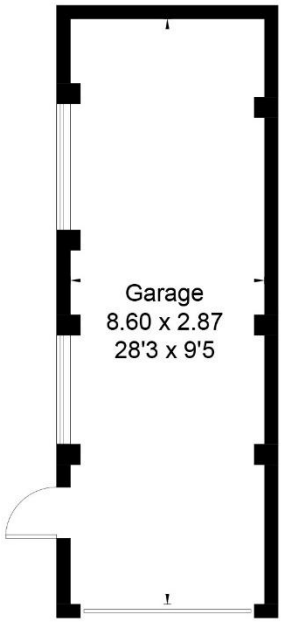
Approximate Floor Area = 193.6 sq m / 2084 sq ft
Garage = 24.5 sq m / 264 sq ft
Total = 218.1 sq m / 2348 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108737

The Property Ombudsman RICS

122-124 Whiteladies Road Clifton Bristol BS8 2RP
01179 466690 | sales@richardharding.co.uk