



17 Newlyn Avenue, Stoke Bishop

Guide Price £1,250,000 - £1,350,000

RICHARD  
HARDING







# 17 Newlyn Avenue,

Stoke Bishop, Bristol, BS9 1BP

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A spacious (over 2,800 sq. ft.) 4 double bedroom, 3 reception, detached family house of the highest quality.

## Key Features

- Beautifully finished throughout to exacting standards to create sumptuous and palatial living accommodation with a contemporary feel.
- Generously extended to create a wonderful open plan 33ft x 21ft kitchen/living room. This house has been the subject of much recent improvement and is impressive throughout.
- **Ground Floor:** entrance hall, reception hall, sitting room, cinema room, kitchen/living room, cocktail bar/snug, utility/integral garage, downstairs wc.
- **First Floor:** landing, bedroom 1 with en-suite bath/shower room, bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc.
- **Outside:** set on a generous plot with **76ft x 43ft** rear garden including excellent home office/garden room, 'in and out' driveway parking and integral garage to the front.
- Within easy reach of the local Stoke Bishop shops, The Hideaway Cafe and bus connections to central areas. Stoke Bishop C of E Primary School is within 200 metres and Sea Mills train station is also convenient.
- An unexpected find - a polished gem.





## **GROUND FLOOR**

**APPROACH:** from the pavement pass across the driveway to the impressive front door with glazed inserts and side reveals which opens into:

**ENTRANCE HALL:** LED downlighters and further matching inner front door with stained glass reveals, opening into:-

**RECEPTION HALL:** impressive large reception hall with oak and glass balustrade staircase which rises to first floor landing and double glazed stained glass side windows, corner cupboards housing fuses and electricity and gas meters, understairs storage cupboard housing Worcester gas boiler, radiator, wide opening through to kitchen/living room and to cloaks cupboard, downstairs wc, double doors to the cinema room and further door leads into:-

**SITTING ROOM:** (front) (16'0" x 13'11") (4.88m x 4.24m) ceiling coving, double glazed windows with in-built blinds, feature fireplace with wood burner, tall radiator.

**CINEMA ROOM:** (14'6" x 13'11") (4.42m x 4.23m) themed in the style of an intimate 'Everyman' cinema with ceiling downlighters, built in low level storage units, underfloor heating.

**KITCHEN/LIVING ROOM:** (33'4" x 21'1") (10.15m x 6.42m) wonderful open plan room bathed in light, extensive fitted kitchen with base and wall mounted units and drawers, 2 electric Siemens ovens with 2 warming drawers, built in fridge. Large island unit with 2 Fisher and Paykel drawer dishwashers, 1½ bowl sink unit with drainer and mixer tap and waste disposal unit (insinkerator) and Zip instant filtered hot water/chilled water and sparkling water tap mixer and further 'RO' filter tap (for pure H2O), extensive L shaped breakfast bar with Siemens induction hob and pop up extractor fan. Extensive bi-fold double glazed doors with electronically operated blinds open directly onto the rear garden, 2 large ceiling lanterns providing a tremendous amount of natural daylight with electronically operated energy saving thermal blinds (lowers the temperature in summer and retains heat in winter [installed in 2023]). The entire kitchen/living room and cocktail bar/snug are underfloor heated, tiled gallery wall, corner feature Contura wood burner. Wide opening through to:

**COCKTAIL BAR/SNUG:** (11'7" x 10'0") (3.53m x 3.05m) low level units with quartz worktop and 2 wine cooling fridges with further display shelving, tiled worktop and bottle storage above, downlighters. An intimate and flexible use space. Door leads through to:-

**UTILITY/INTEGRAL GARAGE:** (16'4" x 11'5") (4.98m x 3.47m) electronically operated roller shutter door. Low level units with roll edged work surface, large sink unit with drainer and mixer tap and tiled splashbacks with space for tumble dryer and space and plumbing for washing machine and further cupboards, and chest freezer (included in sale).

**DOWNSTAIRS WC:** cantilevered wc with concealed cistern, feature marble coned shaped wash hand basin with slide filler, double glazed window and marble wall tiling to half height and to the floor.

## **FIRST FLOOR**

Upvc double glazed windows with inset stained glass windows to side elevation.

**LANDING:** solid wooden doors radiate off to all rooms on this floor. Ceiling loft hatch with drop down ladder provides access to sizeable partly boarded loft.

**BEDROOM 1:** (18'9" x 11'4") (5.71m x 3.45m) large double glazed window with built in blackout blinds and further electronically controlled blinds with matching side window, ceiling LED downlighters, air conditioning unit (installed 2023), 2 extensive wardrobes with sliding doors which reveals secret opening through to:

**En-Suite Bath/Shower Room/wc:** beautifully appointed custom en-suite (2023) with 'his and hers' sink unit with cupboards beneath and built in fogless mirrors and light above, concealed cistern Laufen wall hung wc with handheld bidet shower, large shower shield with ceiling drench rose and further handheld attachment, panelled bath, tiled floor with underfloor heating and extensive wall tiling, dual fuel heated towel rail, double glazed windows to the front elevation with in-built blinds, LED downlighters.

**BEDROOM 2:** 16'2" x 13'11") (4.92m x 4.25m) ceiling coving, bay window to the front elevation with inset blinds, radiator, ceiling fan, good range of built in wardrobes with drawers and plenty of hanging space.

**BEDROOM 3:** (rear) (13'11" x 10'6") (4.24m x 3.20m) double glazed sliding door with in-built blind and further electronically operated blind, air conditioning unit (2023), full height range of built in wardrobes, tall contemporary radiator.

**BEDROOM 4:** (front) (9'10" x 9'10") (3.00m x 3.00m) ceiling LED downlighters, upvc double glazed window, radiator.

**FAMILY BATHROOM/WC:** extensive travertine stone wall tiling and surround to bath with central filling mixer tap, stone wash hand basin, low level wc, large corner shower with curved glazed surround and ceiling drench rose, heated towel rail, double glazed window to rear elevation with built in blind, extractor fan, tiled floor.





## OUTSIDE

**FRONT GARDEN:** in and out driveway to the front with block paviour parking area in front of the house and integral garage.

**REAR GARDEN: (76ft x 43ft) (23.16m x 13.11m)** extensive patio area and further large raised deck with astro turf lawn and large sitting out areas with 8 person sunken hot tub, flower bed with fenced boundaries and garden office.

**Garden Office: (11'11" x 8'8") (3.63m x 2.63m)** excellent accommodation suitable for working from home or as a plush summer house with power, light and air conditioned heating/cooling.

## 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:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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









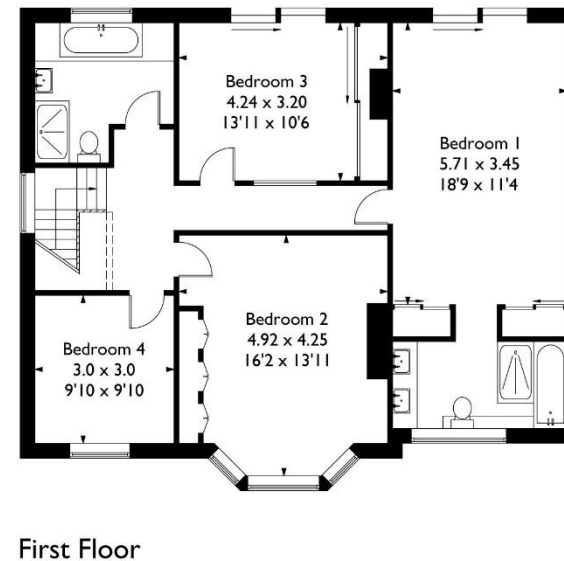
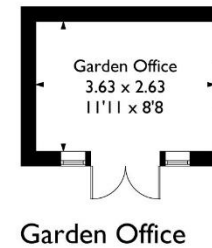
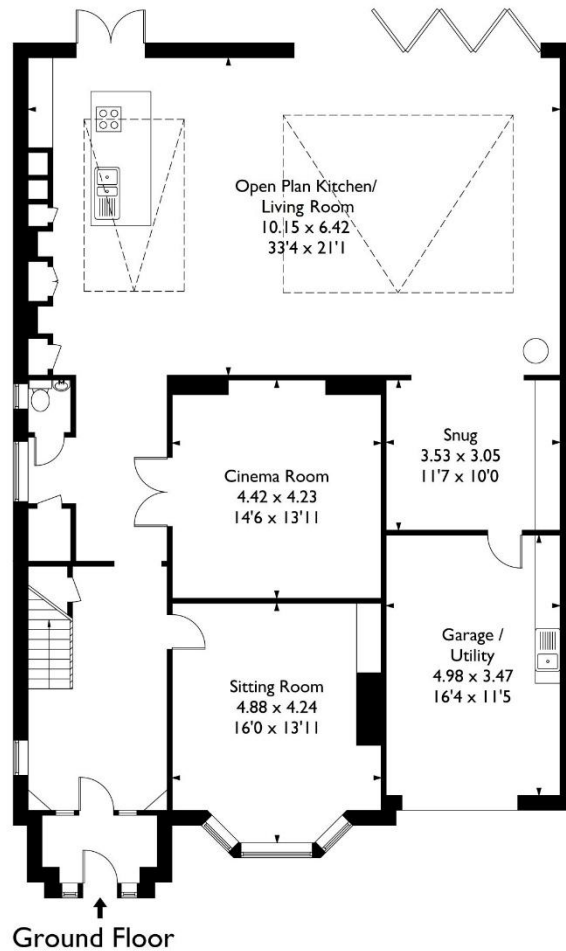


# Newlyn Avenue, Stoke Bishop, Bristol BS9 1BP

Approximate Gross Internal Area 260.14 sq m / 2800.12 sq ft

Garden Office Area 9.55 sq m / 102.79 sq ft

Total Area 269.69 sq m / 2902.91 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.