



1 BELL BARN WOOD BELL BARN ROAD,  
STOKE BISHOP, BS9 2DQ

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**GOODMAN  
& LILLEY**







# 1 BELL BARN WOOD BELL BARN ROAD

STOKE BISHOP BS9 2DQ

ASKING PRICE  
£1,078,000

Set behind an electric gate within the exclusive setting of Bell Barn Wood, this beautifully presented five-bedroom detached home enjoys a particularly attractive position within a select and private development. Offering ample driveway parking, a garage, and wrap-around gardens with both south-east and north-west aspects, the property enjoys sunlight from morning through to evening.

This is a rare opportunity to buy a substantial and high-quality detached family home within a secure and sought-after development, offering exceptional space, privacy, and style in one of Bristol's most desirable residential settings.

A fabulous home that simply must be viewed to appreciate what is on offer.

## Accommodation

Please see the floorplan for the room measurements and the property layout.

Arranged over three spacious floors, the house is immaculately presented throughout, offering a bright and well-balanced layout designed to suit modern family living. Finished with soft viscose carpets and generous room proportions, the home effortlessly combines practicality with a calm and elegant interior feel. Large windows allow natural light to flow freely through the accommodation, enhancing the sense of space and creating a welcoming atmosphere in every room. The overall presentation is both contemporary and timeless, making the property ready to move into while still providing scope for personal touches.

## Ground Floor

The ground floor has been thoughtfully arranged to offer excellent versatility, comprising a welcoming sitting room, a well-appointed kitchen/breakfast room,

separate dining room, utility room, home office, and a convenient downstairs WC. The sitting room provides a comfortable focal point, with pleasant views across the gardens and easy access to the outside space. The kitchen/breakfast room is ideally configured for everyday family use, with ample work surfaces, storage, and space for informal dining, while the separate dining room offers a more formal setting for entertaining. The utility room adds valuable practicality, and the dedicated home office provides an ideal environment for remote working or study. Together, these spaces create a flexible and highly functional ground floor suited to both busy family life and social occasions.

## Upper Floors

Across the upper floors are five well-proportioned double bedrooms, all thoughtfully laid out to maximise comfort and usability. The superb principal suite offers a peaceful retreat, complete with its own en-suite bathroom and ample space for

wardrobes and additional furnishings. A further en-suite serves one of the additional bedrooms, making it ideal for guests or older children seeking greater independence. The impressive top-floor bedroom benefits from built-in wardrobes and enjoys an elevated position within the home, offering excellent flexibility as a guest suite, teenage retreat, hobby room, or even an alternative principal bedroom. The remaining bedrooms are equally generous in size and are served by a stylish family bathroom fitted with modern fixtures, completing the well-balanced accommodation.

## Gardens

Externally, the property is surrounded by beautifully maintained wrap-around gardens, creating a private and secure outdoor setting that enhances the overall appeal of the home.

To the front, the garden has been partially block-paved to allow for driveway parking, while a level lawn

extends from the house and is bordered by mature planting, shrubs, and secure fencing.

The rear garden, accessed directly from both the sitting room and dining room, enjoys midday and afternoon sun, making it particularly well suited to outdoor dining and relaxed family living. There is ample space for seating areas, children's play equipment, or further landscaping, and the combination of lawn and planting provides both practicality and visual interest throughout the seasons.



- Detached five-bedroom home in a gated development
- Arranged over three spacious floors
- Beautifully presented throughout
- Kitchen/breakfast room plus separate dining room
- Home office, utility room and downstairs WC
- Principal bedroom with en-suite
- Wrap-around gardens and garage
- Prime Stoke Bishop location



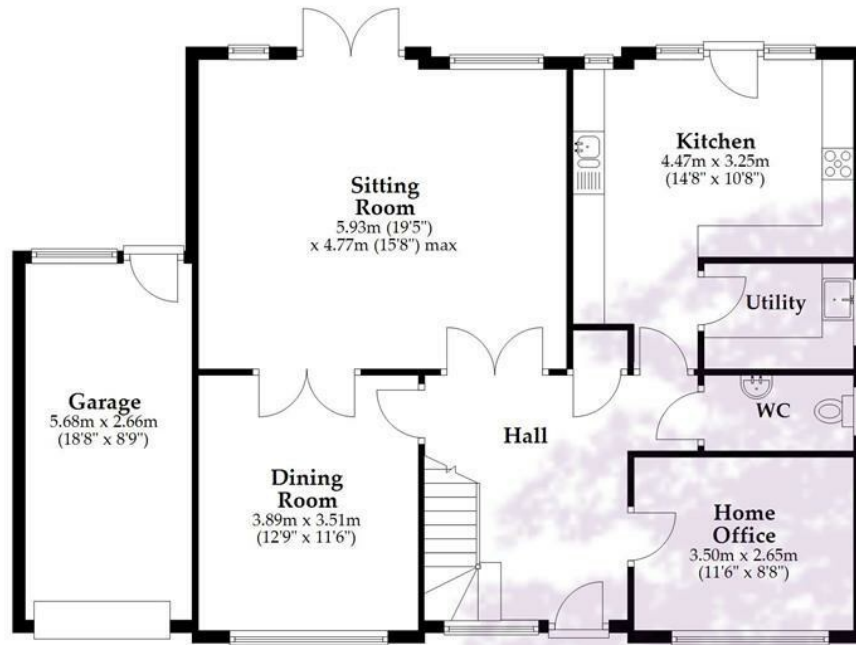


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### Ground Floor

Approx. 108.9 sq. metres (1172.2 sq. feet)



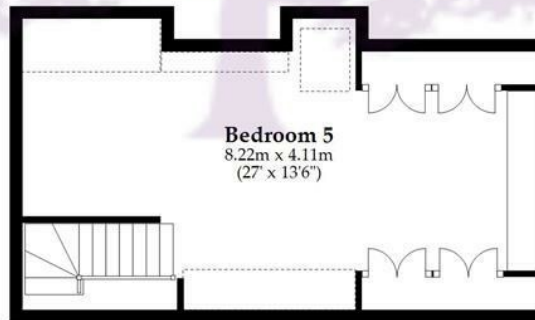
### First Floor

Approx. 97.6 sq. metres (1050.2 sq. feet)



### Second Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 242.0 sq. metres (2604.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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