



**The Old Farm Curtis Lane, Stoke Gifford Bristol BS34 8QG**

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## **The Old Farm Curtis Lane, Stoke Gifford Bristol**

This stunning converted property offers a wonderful blend of historic charm alongside comfort and modernity. The elevated position ensures splendid view and the location grants a rural feel despite it's proximity to a wealth of amenities. We certainly recommend viewing this unique home.

### **Curtis Lane**

Location: Curtis Lane is at the Rosedown Avenue end of desirable Hambrook Lane. The elevated position and rural feel offers views across Hambrook and as far as Somerset to the South West. The position may feel extremely 'country-esque' whilst still allowing exceptional transport links, a wealth of amenities and close proximity to major employers. The shops and social facilities of Stoke Gifford are just moments away by car.

### **Entrance**

The property is conveniently accessed from two sides. The front side (facing the lane) is entered via the spacious porch offering the ideal space for shoes, wellies and coats! Alternatively, and more frequently used, is the rear side entrance (facing the private lane) opening up into the spacious main hallway. \*This entrance leads away from the driveway and instantly grants a feeling of space and luxury. Finished with wood effect flooring which continues seamless throughout the ground level.

### **Porch**

9' max x 6' 1" max ( 2.74m max x 1.85m max )  
As noted. Located to the frontside of the property,

### **Main Hallway**

12' 3" max x 15' 10" max ( 3.73m max x 4.83m max )  
This space, complete with modern flooring, leads to all areas and is finished to a high standard. The dimensions allows fro additional furniture and really accentuates the open feel as found throughout.

### **Living Room**

12' 9" max x 11' 3" max ( 3.89m max x 3.43m max )  
The well proportioned living room is just an absolute pleasure to spend time in! Doors here lead directly out into the garden and additional windows

allow for a very pleasant outlook and plenty of natural light. The space has a natural focus given the high output woodburning stove and stone surround. Extremely light and bright given the dual aspect and finished to a high standard.

### **Dining Room**

12' 4" max x 12' 3" max ( 3.76m max x 3.73m max )  
The very well proportion dining room is conveniently position adjacent to the kitchen and alongside the main living room. Here the theme is continued given the pleasant outlook and highly useable space. The dining room offers flexibility and could also serve as a second reception or office for example.

### **Kitchen**

13' 2" max x 10' 11" max ( 4.01m max x 3.33m max )  
Again, well proportioned and finished to a high standard. The fitted kitchen is complete with integrated appliances and space for a selection of white goods. The Belfast sink and 'four oven' range with 'five ring' gas hob looks great against the solid wood worktops. A window looks out over the main garden to the side aspect. \*The gas combination boiler is located within a cabinet to the side wall.

### **Bedroom Three**

15' 8" max x 11' 1" max ( 4.78m max x 3.38m max )  
Bedroom 3 is location to the side of the property and offers flexibility and superb dimension. The space with window to side garden space offers a high mezzanine with full staircase access. We suggest that this would be ideal as office space or storage above bedroom but as a package grant superb flexibility.

### **Mezanine From Bedroom Three**

4' 3" max x 13' 3" max ( 1.30m max x 4.04m max )

As referenced above.

### **Bathroom**

8' 1" max x 7' 5" max ( 2.46m max x 2.26m max )  
Again well proportioned with three piece suite with high level cistern and gas fed shower over bath. The flooring continues seamlessly into here and includes under floor heating. Finished with metro tiles, high level cistern and a striking brilliant white and grey colour combination.

### **Stairs Leading Upwards**

Attractive and open to the main living room. Finished with carpet and exposed wood banister spindles. The top landing window grants super natural light and adds to the feeling of space.

### **Bedroom One**

18' max x 11' 11" max ( 5.49m max x 3.63m max )  
The primary bedroom offers dual aspect credential and in turn grants lovely light and views. The subtle use of colour here help creates a delightfully peaceful space. The double glazed windows with 'leaded' details complement the historic nature of the house.

### **Bedroom Two**

11' 2" max x 11' 10" max ( 3.40m max x 3.61m max )  
The second bedroom again offers great proportions and includes an ensuite WC for convenience. The light and great views continue here with Southerly aspect over Hambrook spanning toward Somerset in the west. Again, presented to a very high standard as throughout.

### **W/C**

5' 8" max x 3' max ( 1.73m max x 0.91m max )  
Convenient ensuite WC complete with feature high level cistern. AGAIN...presented to a very high



**Cellar**

**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Old Farm Curtis Lane, Stoke Gifford Bristol

- Stunning Three Bedroom Farm House Style Property
- Desirable Location Leading Off Hambrook Lane
- Semi-Rural Feel and Superb Elevated Position / Very Spacious Cellar
- Triple Aspect Garden PLUS Driveway Parking / Sizable Basement
- Historic Feature and Modern Comforts / Ultra Fast Fibre Pre-Installed

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£500,000**



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