12 Bell Barn Road, Stoke Bishop

Guide Price £1,195,000

RICHARD HARDING

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Stoke Bishop, Bristol, BS9 2DA

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An impressive and incredibly spacious (2,293 sq. ft.) 4 double bedroom (one with en-suite), 2/3 reception room detached family home enjoying a fabulous sociable kitchen/dining room leading out onto a tastefully landscaped garden, off-road parking for 2 cars and an insulated garden studio/home office.

Key Features

- **Tastefully renovated by the current owners, this well-arranged family home offers excellent room proportions throughout and a pleasing layout, conducive to family living.**
- **Ground Floor:** impressive wide reception hallway, bay fronted sitting room with doors connecting through to reception 2/family room, which in turn also leads through to the 24’2” x 16’2” kitchen/dining room with adjoining utility room. Ground floor cloakroom/wc.
- **First Floor:** central landing, principal bedroom with en-suite shower room/wc, three further double bedrooms and a good sized family bathroom/wc.
- **Outside:** generous gardens wrapping around the rear and side of the property, offering a great deal of overall outside space, full hedging surrounds the property which offers extensive privacy. The garden leads up to an impressive design led insulated garden studio/office with en-suite shower room/wc. Gated access to off-road parking for two family sized vehicles.
- **Wonderful location on a neighbourly well-regarded road 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.**
- **A stylish, well configured and roomy detached home with lateral accommodation arranged over two floors, parking, a superb garden and more.**

GROUND FLOOR

APPROACH: via pathway leading through the private front garden to the attractive covered entrance and main front door to the house.

RECEPTION HALLWAY: (**19'0" x 11'1"** max inclusive of stairwell) (**5.79m x 3.38m**) an impressive large welcoming entrance hallway with high ceilings with decorative ceiling panelling, double glazed windows to front with inset original stained glass panel and further original stained glass window to side. Staircase rising to first floor landing and a radiator. Doors leading off to the sitting room, reception 2/family room and extended kitchen/dining/living area, as well as a ground floor cloakroom/wc.

SITTING ROOM: (front) (**14'1" x 13'10"**) (**4.29m x 4.21m**) a lovely bay fronted sitting room with dual aspect windows to front and side, with a bay to front comprising double glazed windows with inset original stained glass panels and further double glazed windows with stained glass panels to side overlooking the side section of gardens. High ceilings with ceiling coving, and two radiators. Double sliding doors providing a sociable connection through to:-

RECEPTION 2/FAMILY ROOM: (**15'7"** max into bay **x 13'11"**) (**4.76m x 4.23m**) a good sized second reception room with high ceilings with feature ceiling beams, picture rail, wide bay to side overlooking the side garden section, radiator, chimney recess with central woodburning stove. Wall opening to side connecting through to:-

KITCHEN/DINING ROOM: (**24'2" x 16'2"**) (**7.37m x 4.94m**) a fabulous extended sociable kitchen/dining space with a modern range of fitted kitchen units comprising matt grey cupboards and drawers with birch ply formica worktops over and inset 1 ½ bowl sink and drainer unit, integrated dishwasher and double oven, appliance space for American style fridge/freezer. Central island with inset induction hob and overhanging breakfast bar. Ample space for dining and seating furniture, woodburning stove shared with the second reception room, glazed rooflight window, feature plinth and over cupboard lighting. Further double glazed window to rear, overlooking the rear garden and bi-folding doors to rear providing a seamless connection out to the rear garden. Contemporary upright radiator and second wall radiator.

BAR AREA: sociable space with modern range of fitted lower kitchen units comprising matt grey cupboards with wall shelves comprising of feature bar area. Door leading off the kitchen/bar space to:-

UTILITY ROOM: (**9'1" x 4'10"**) (**2.77m x 1.47m**) a practical utility space with appliance space for washing machine and dryer, with worktop over and inset sink and drainer unit. Wall mounted Worcester gas central heating boiler and pressurised hot water tank, as well as built-in shelving and a large window to side.

CLOAKROOM/WC: low level wc, wash hand basin and window to side.

FIRST FLOOR

LANDING: a central landing with a period stained glass window to side providing natural light through the landing and stairwell, loft hatch accessing a generous loft space for future potential for conversion, subject to necessary consents. Doors off to all four double bedrooms and the family bathroom/wc.

BEDROOM 1: (**16'1"** max into bay **x 12'3"** max into chimney recess) (**4.90m x 3.73m**) a generous principal bedroom with wide bay to side comprising double glazed windows overlooking the side and rear gardens, further double glazed windows to rear, radiator. Door accessing:-

En-Suite Shower Room/WC: a smart en-suite with a walk-in shower area, low level wc, pedestal wash basin, part tiled walls, heated towel rail, inset spotlight, extractor fan and a Velux skylight window.

BEDROOM 2: (front) (**14'1"** into bay **x 12'6"**) (**4.29m x 3.80m**) a double bedroom with wide bay to front comprising double glazed windows with inset original stained glass panels, and a radiator.

BEDROOM 3: (rear) (**11'5" x 10'9"**) (**3.49m x 3.28m**) a double bedroom with ceiling beams and impressive vaulted ceiling with two Velux skylight windows, plus double glazed windows to rear offering a lovely open outlook out over the rear garden and garden studio, and a radiator.

BEDROOM 4: (front) (**10'5" x 9'8"**) (**3.18m x 2.95m**) a smaller double bedroom with double glazed windows to front, recessed alcove shelving and a radiator.

FAMILY BATHROOM/WC: a generous family bathroom with a white suite comprising panelled bath with system fed shower over and glass shower screen, built-in mid-century unit with Perspex work counter and two sinks, low level wc, double glazed windows to side, inset spotlights, extractor fan and heated towel rail.

OUTSIDE

FRONT GARDEN: there is a private front garden with hedgerows and trees providing privacy.

REAR & SIDE GARDENS PLUS GARDEN STUDIO: extensive gardens to the rear of the property and further generous side section of garden, together with a garden studio.

Rear Garden: (approx. **40ft** across **x 40ft** to the front of the garden studio and parking area) (**12.19m x 12.19m**) mainly laid to lawn with generous paved seating areas closest to the kitchen/dining space with tasteful landscaping including railway sleepers with raised borders. Access to the impressive garden studio. At the top of the garden there is gated access to a parking area accessed off Briercliffe Road (a cul-de-sac) providing off road parking for two family sized vehicles.

Side garden: (approx. **70ft x 15ft**) (**21.34m x 4.57m**) a useful additional side garden, perfect as a child's play area with sunken trampoline and additional space for sheds with raised borders containing conifers offering privacy.

Garden Studio: (internal measurement approx. **19'7" x 16'3"**) (**5.96m x 4.96m**) a fantastic outdoor studio/home office with a built-in kitchenette with sink and drinks fridge, double glazed window to side, large sliding doors accessing the garden, and lighting. Door accessing an en-suite shower room, making it ideal as a home office and occasional guest bedroom if required.

En-Suite Shower Room/WC: (**9'8" x 3'1"**) (**2.95m x 0.94m**) white suite comprising a shower enclosure, low level, wash basin and a small double glazed window to side.

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.

Jojo Moyes

Bell Barn Road, Stoke Bishop, Bristol BS9 2DA

Approximate Gross Internal Area 183.50 sq m / 1975.70 sq ft
Garden Office Area 29.60 sq m / 318.20 sq ft
Total Area 213.10 sq m / 2293.90 sq ft

Ground Floor First Floor

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.

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