



Stoke Bishop

Guide Price £750,000

## 39 Druid Hill, Bristol, BS9 1EH

- Tastefully updated 1930s house
- Some lovely retained period features
- West facing rear garden
- Open plan kitchen/family area
- Garage/workshop & off street parking space
- Stoke Bishop 'village' location

Tastefully updated by the current owners over the past few years the house is larger than many of this style resulting in spacious rooms and combines some lovely retained features with modern, contemporary living spaces ideally designed for comfortable living.

Positioned in the heart of Stoke Bishop village in an elevated position with sunny rear garden and off street parking the house is within walking distance of shops, schools and civic amenities like the village hall. A desirable and convenient place to live in this highly sought after suburb.

The front of the house is classic 1930s style brick and rendered elevations, double height bay windows, storm porch and a pitched tiled roof replaced in 2024. The original period front door opens into a welcoming hall which again has the original polished oak flooring. A dog-leg staircase rises to the first floor past two magnificent original stained and leaded glazed windows to the side aspect. A downstairs loo is positioned under the stairs.

To the front of the house sits a traditional sitting room. Large bay window with pleasant outlook, decorated in muted tones the room has a calm spacious feel. At the rear of the house sits a more modern family orientated open plan living space. A range of stylish modern kitchen units occupy the kitchen area and incorporate a range of built in appliances. With two windows and a glazed door this is a very light and airy kitchen. The family room space offers plenty of space for a dining table and additional lounging sofas. Bi-fold doors open and connect seamlessly with the patio entertaining area and garden beyond.





Upstairs is a typical 1930s layout. Generous landing space serving the three bedrooms. Two being generous doubles and the third good size single bedroom or guest double room. The bedrooms are serviced by a very modern, contemporary styled bathroom with freestanding bath, door less walk in shower, basin and WC.

It is worth noting that neighbouring properties have undertaken loft conversions and we point out that as the house is an unusually large 3 bed semi the loft conversion potential would likely provide a generous loft room suite.

The rear garden enjoys a highly desirable West facing aspect ensuring full afternoon and evening sun. Enclosed by timber fences and with no direct rear neighbours there is a tree fringed outlook. Patio area adjacent to the kitchen and family area doors, level lawn and path to the garage and parking spot discreetly tucked away at the far end of the garden. It is worth noting the garage has been used as a workshop with bike/bin store at the rear but could revert to car use if desired. The rear lane is un adopted and services the houses immediately around and is accessed via Druid Hill a bit further up the road.

The front garden has been landscaped in a low maintenance design and separates the house from the pedestrian footpath which along with shrub verge and wall onto Druid Hill forms part of the title for the house.

With significant updating in recent years including a new roof, new electrics, new heating system and many new windows, the house is well positioned for the years ahead.



**Energy Performance Certificate:** Rating D  
**Council Tax:** Band E

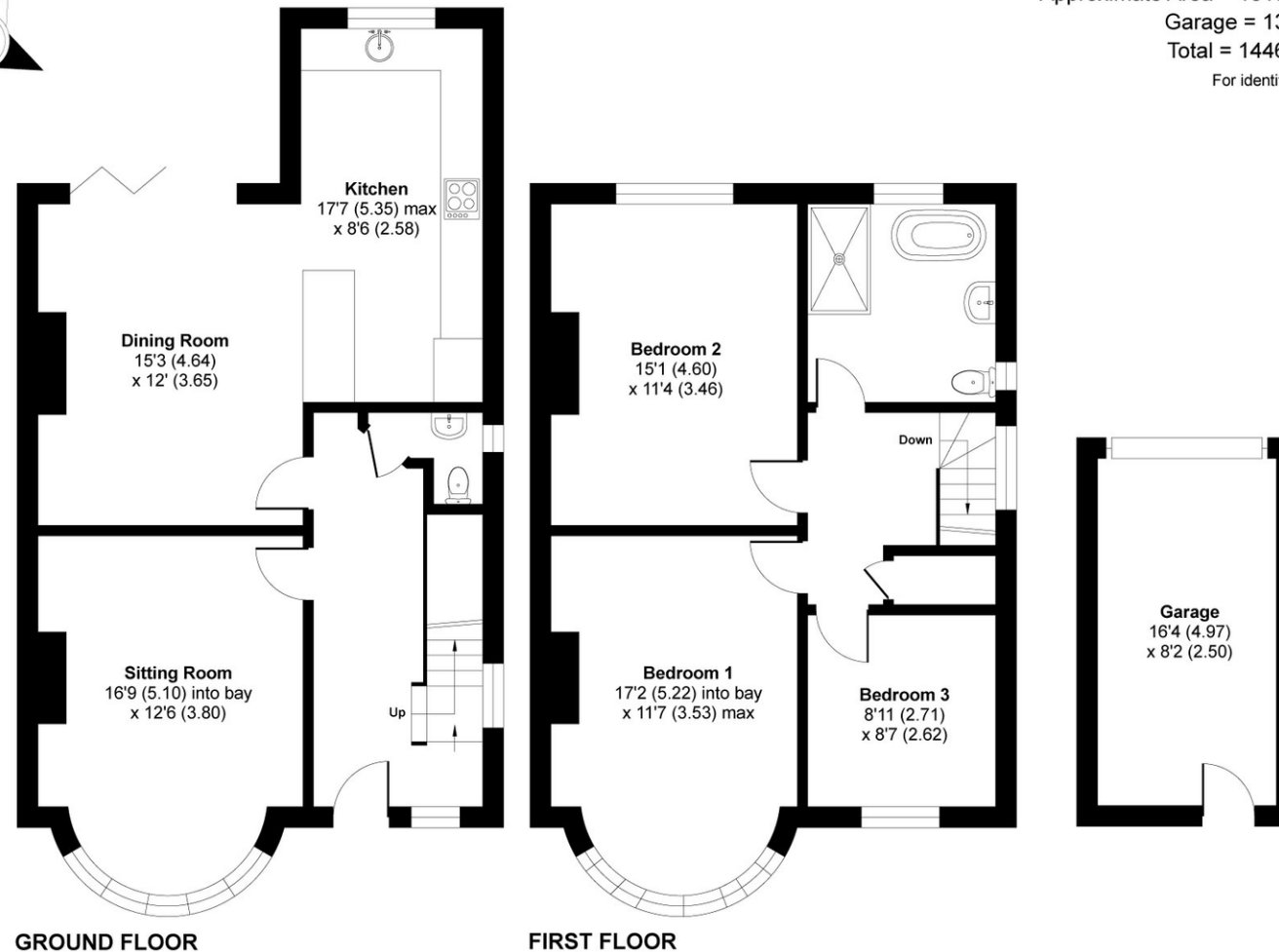
# Druid Hill, Bristol, BS9

Approximate Area = 1313 sq ft / 121.9 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 1446 sq ft / 134.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1371980



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Office:**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T: 0117 962 2299  
sales@leeseandgordon.co.uk  
leeseandgordon.co.uk