



1 Bell Barn Wood Bell Barn Road, Stoke Bishop, BS9 2DQ
£4,500 Per Month

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

1 Bell Barn Wood Bell Barn Road, Stoke Bishop, BS9 2DQ

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.

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

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

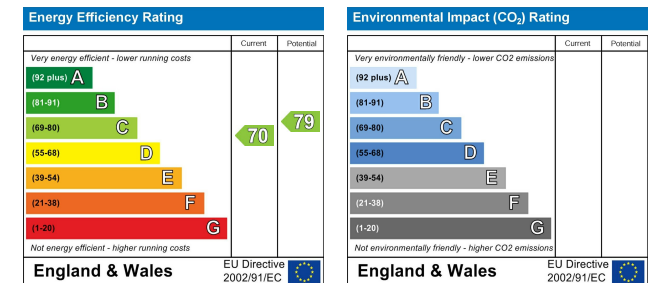
served by a stylish family bathroom fitted with modern fixtures, completing the well-balanced accommodation.

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.



Bristol

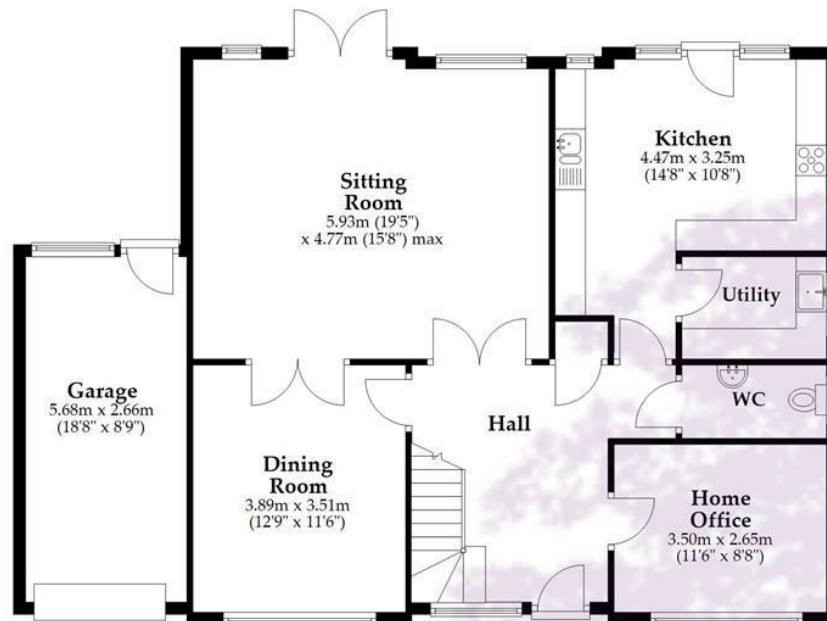
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk



Ground Floor

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



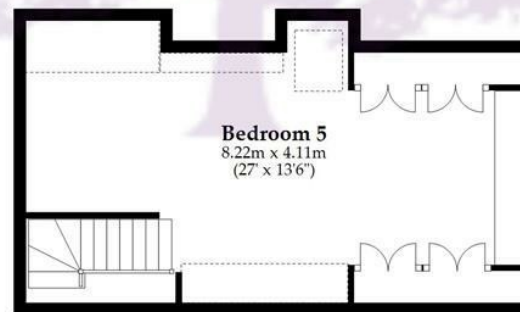
First Floor

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.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.