



5 Sunnyside, Stoke Bishop

Guide Price £750,000

RICHARD  
HARDING



# 5 Sunnyside,

Stoke Bishop, Bristol, BS9 1BQ

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**A pretty 2 double bedroom (formerly 3 bedroom) Grade II listed Victorian cottage in a picturesque setting, with outbuildings including a large double garage and pottery room, together with extensive front and rear gardens.**

## Key Features

- One of a pair of appealing attached circa 1870s Grade II listed stone houses built in the domestic/Queen Anne revival style with attractive hung tiles at first floor level.
- Situated on Sunnyside, a secluded no through road of Victorian properties that pre-date much of the surrounding area, providing the delights of country living yet close to convenience of shops on Druid Hill.
- A real enthusiast's double garage, providing nearly 40 sq. m. of garaging, ample space for two cars and motorbikes, with electric roller door opening onto access lane.
- A substantial pitched roof stone semi-detached shed currently used as a kiln room for pottery, built in the same style as main house.
- A useful private well and pump provides a secondary water supply to the gardens.
- Homely cottage gardens to front and rear with a long south facing rear lawn leading to the garage and greenhouse.





## **GROUND FLOOR**

**APPROACH:** from the street through custom made wrought iron gate, through central garden path intersecting the front garden leading to the front box porch with outside light and painted ironmongery. Opens to:-

**PORCH:** wood framed double glazed window to side, coat hanging rail, tiled flooring and partially exposed stone walls. Wooden doors open to:-

**SITTING ROOM:** (21'3" x 10'10") (6.47m x 3.29m) dual aspect room with wood framed windows to front and rear elevations overlooking the gardens, three alcoves, one of which houses an electric stove. Radiator and wood flooring throughout.

**INNER HALLWAY:** an inner L-shaped hallway, radiator, understairs storage with space and plumbing for washing machine, wall mounted heating controls, 2 steps down to the lower level leading to bathroom, turning staircase ascending to the first floor landing.

**KITCHEN:** (16'4" x 6'11") (4.98m x 2.10m) a long galley kitchen with wood framed windows to front elevation directly overlooking front garden and further side door and windows providing a dual aspect onto side elevation path. Eye level kitchen units above tiled splashback, square edged wooden worksurfaces, undercounter units, double enamel sink with swan neck mixer tap, space for 4-ring electric oven, integrated undercounter dishwasher and integrated undercounter fridge. Wall mounted Valliant ecoTEC plus 831. Tiled flooring.

**CONSERVATORY:** (15'5" x 7'7") (4.69m x 2.30m) wooden flooring continues from the sitting room. Can be accessed either from the inner hallway or via internal double glazed folding doors from the sitting room. A south facing double glazed wood framed conservatory built onto stone plinth directly overlooks the south garden with double doors opening out onto it. Radiator and space for seating and dining table etc.

**BATHROOM/WC:** obscured wood framed windows to side elevation with extractor fan, tiled sill extends to partially tiled walls around a steel bath, mixer tap, mirror, mixer shower, pedestal hand basin with mixer tap, close coupled wc, corner mirrored medicine cabinet and mains fed heated towel rail.

## **FIRST FLOOR**

**LANDING:** landing area with exposed wooden beams, dual aspect windows to both side and rear elevations overlooking the south garden, loft access hatch and a pair matching wooden doors leading to both bedrooms.

**BEDROOM 1:** (21'7" x 12'4") (6.59m x 3.76m) formerly two bedrooms which would have been bedrooms 2 & 3, bedroom 1 is a dual aspect room with wood framed windows to side and front elevations directly overlooking the north gardens and attractive surroundings. Cast iron insert fireplace with wooden surround and stone hearth. Exposed wooden beams and radiator.

**BEDROOM 2:** (12'9" x 11'4") (3.88m x 3.45m) exposed wooden beams, wood framed double glazed windows to rear elevation overlooking the south gardens with further window to side, radiator below and matching fireplace with bedroom 1.

## **OUTSIDE**

**POTTERY SHED:** (13'6" x 11'7") (4.11m x 3.52m) a substantial pitched roof stone potting shed to the north side of the house forms part of the listing, currently used as a kiln room for pottery, built in the same style as main house with stone tiled floor, vaulted ceiling with exposed joists, side window looking back towards the house, power and lighting, space for several freestanding white goods appliances.





**DOUBLE GARAGE: (20'10" x 20'4") (6.35m x 6.19m)** built by the current owners with planning in 2009, a hipped roof garage with a local stone facade, a pedestrian door from the garden, ample power sockets, a long L-shape workbench along two of the walls and a pair of windows. It provides nearly 40 sq. m. of painted concrete hardstanding, ample space for two cars and motorbikes. Electric wooden door with metal frame operated by key fob or internal wall switch, opening onto Hollybush Lane to the rear.

**THE NORTH GARDEN:** a stunning front garden provides a wonderful approach to the property with well-stocked borders around two areas of lawn, a pair of fruit trees, a low stone wall to front and iron railings provide the fence borders on both sides. A stone pathway intersects the two lawns and leads to the front door, outbuilding and around to the side passageway where there is space to store bins, a pair of timber sheds, outside water supply and water butt. This area notably has a pump to draw water from the property's well which can provide a useful secondary water supply for watering the garden etc.

**THE SOUTH GARDEN:** (approx. 85'3" x 39'4") (26m x 12m) a long rectangular south facing rear garden with beautiful well stocked borders, ornamental hedging, pond, three young silver birch trees adjacent to seating area, aluminium greenhouse and dwarf fruit trees at the foot of the garden adjacent to the rear pedestrian access gate.

## **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: D

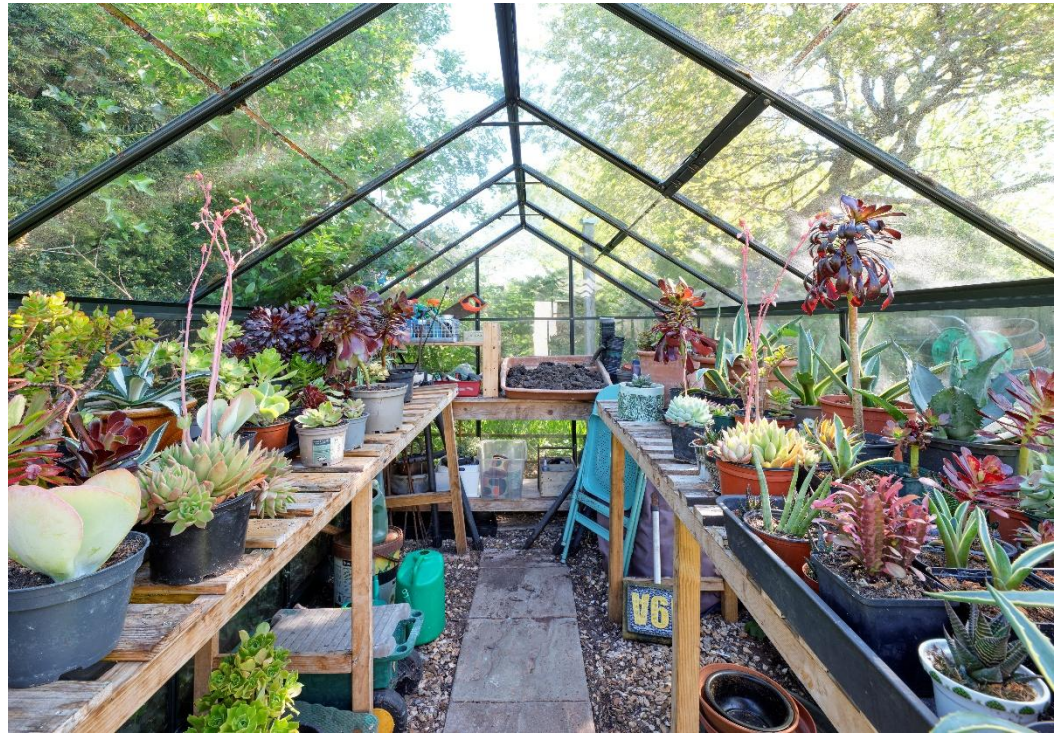
### **PLEASE NOTE:**

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.





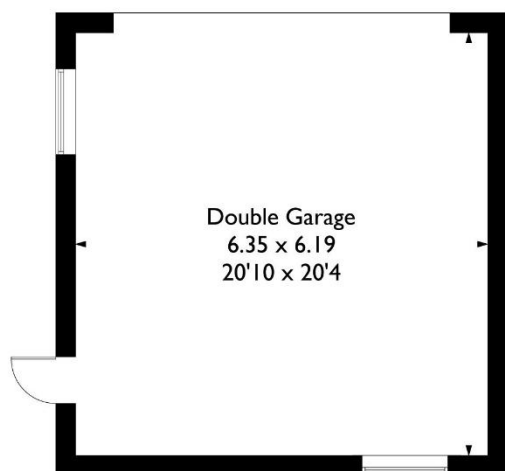
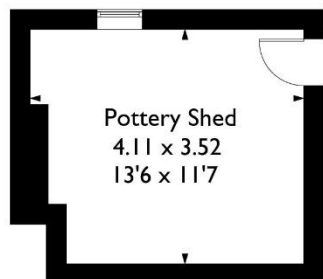
# Sunnyside, Stoke Bishop, Bristol BS9 1BQ

Approximate Gross Internal Area 92.70 sq m / 998.70 sq ft

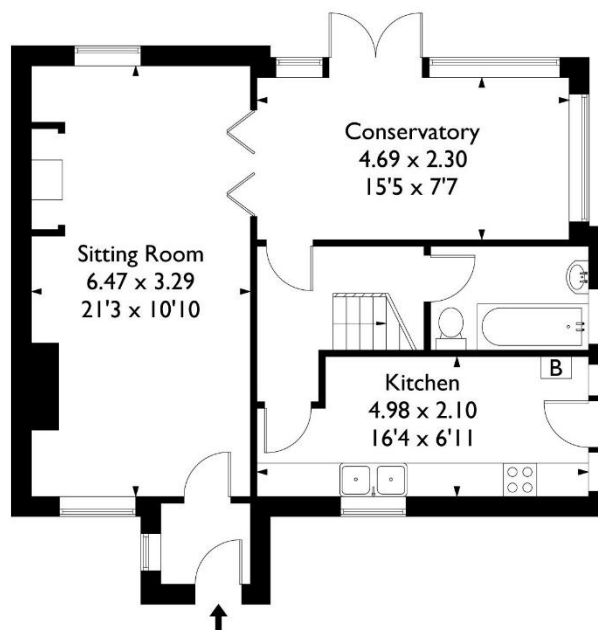
Garage Area 39.30 sq m / 423.10 sq ft

Workshop Area 14.0 sq m / 150.30 sq ft

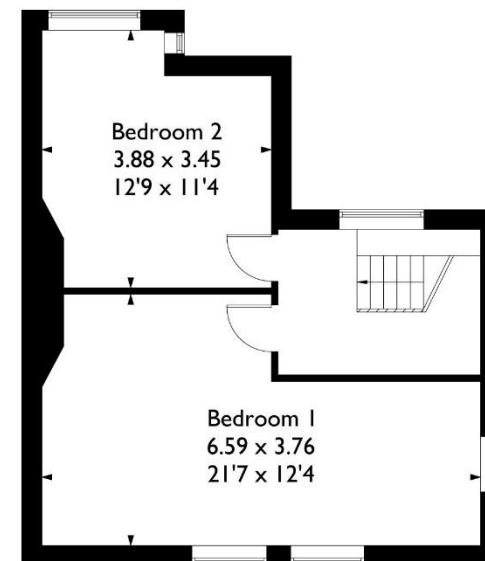
Total Area 146.0 sq m / 1572.10 sq ft



Garage



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.