



21 Rylestone Grove, Stoke Bishop  
Guide Price Range £1,000,000 - £1,100,000

RICHARD  
HARDING



# 21 Rylestone Grove,

Stoke Bishop, Bristol, BS9 3UT

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**A most attractive two-storey, four-bedroom, two-reception room, 1930s link-detached family house set within a generous plot on a much sought-after quiet road in Stoke Bishop, close to the Downs, with driveway parking for three cars and integral garage.**

## Key Features

- Rylestone Grove is a quiet and discreet backwater situated close to many amenities. Within proximity are highly regarded schools, state and independent and these include Elmlea for the former, Redmaids and Badminton for the latter and nearby Clifton has a further array that include Bristol Grammar, Clifton College and QEH. Clifton has a myriad of bars and boutiques, whilst there are convenience stores within a short walk, as well as hosteleries and a couple of restaurants. The location is highly desirable with many sport and leisure facilities nearby, these include health clubs, golf courses and the famous Downs, which has 400 acres of grass and woodland.
- For the commuter the nearby A4018 provides a direct link to Bristol's commercial centre, as well as the M5 and M4 motorway networks serving the south-west and Midlands, South Wales and London respectively. There are also regular rail services to most cities available from Bristol Parkway and Temple Meads train stations.
- The property is now to be sold for the first time in 35 years, and as we understand from our vendor clients, only the fourth time since construction. It has been lovingly maintained by our vendor clients, and provides two storey accommodation, with generous living areas incorporating a wealth of original features.
- **Ground Floor:** entrance porch, reception hall, cloakroom/wc, triple aspect dining room, sitting room, kitchen/breakfast room.
- **First Floor:** part galleried landing, three double bedrooms and one single bedroom (four in total), family bathroom. Access to loft space with potential (subject to consent) for large loft conversion.
- **Outside:** the gardens are located to both the front and rear elevations and are of a good size. The rear enjoys the benefit of afternoon/evening sun, having a timber deck. Driveway parking for three cars, integral garage, garden shed and storeroom.





## GROUND FLOOR

**APPROACH:** the house is set well back from this quiet road and from the driveway there is an open-fronted porch with tiled flooring and external light point. Double opening obscured glazed casement doors opening to:-

**ENTRANCE PORCH:** tiled flooring. Part obscured glazed oak wood door opening to:-

**RECEPTION HALL:** exposed wooden floorboards, oak panelled walls to plate rack, ceiling light point, radiator, exposed beam ceiling. Large cloakroom cupboard with hanging rail and shelving. Elegant oak panelled staircase ascending to the first floor with window to the side elevation. Doors with moulded architraves opening to:-

**DINING ROOM: (15'9" x 14'1") (4.80m x 4.30m)** triple aspect dining room with wide bay window to the front elevation with leaded light windows and overlights plus further windows to either side. Central period fireplace with inset wood burner with back boiler. Recesses to either side of the chimney breast (one with base level cupboards and shelving above), tall moulded skirtings, radiator, picture rail, exposed beam ceiling, ceiling light point.

**SITTING ROOM: (17'9" x 11'11") (5.42m x 3.64m)** virtually full width bay window overlooking the rear garden with central opening door and side panel plus windows with overlights to either side. Central wall mounted coal effect gas fire with back boiler, tiled surround, wooden mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, exposed beam ceiling, radiator, ceiling light point. Door opening to the integral garage.

**KITCHEN/BREAKFAST ROOM: (17'5" x 9'0") (5.31m x 2.74m)** comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, shelving and glazed display cabinet. Roll edged worktop surfaces with splashback tiling, central sink with draining board to side and swan neck mixer tap over. Tiled effect flooring, ample space for table and chairs, tall moulded skirtings, radiator, ceiling light point. Integral electric oven with 4 ring gas hob and extractor hood over. Dishwasher, tall fridge/freezer, washing machine and tumble dryer. Dual aspect with wide window overlooking rear garden and two further obscured glazed windows to the side elevation. Door opening externally to the side elevation.

**CLOAKROOM/WC:** low level flush wc, wall mounted wash hand basin with hot and cold water taps, tiled effect flooring, tall moulded skirtings, obscure glazed windows to the front and side elevations, ceiling light point.

## FIRST FLOOR

**PART-GALLERIED LANDING:** part galleried over the stairwell and enjoying plenty of natural light with tall leaded light window to the side elevation. Tall moulded skirtings, picture rail, ceiling light point, airing cupboard housing hot water cylinder with slatted shelving. Panelled doors with moulded architraves opening to:-

**BEDROOM 1: (17'9" x 11'11") (5.42m x 3.64m)** virtually full width bay window overlooking the rear garden with pleasant outlook towards the Blaise estate. Washstand with wash hand basin, hot and cold water taps plus pull-out drawers and cupboard below. Tall moulded skirtings, two radiators, picture rail, ceiling light point. Generous amount of built in wardrobes with ample hanging rail and shelving space.

**BEDROOM 2: (16'3" x 12'11") (4.96m x 3.93m)** triple aspect with wide bay window to the front elevation and further windows to either side. Wash hand basin with hot and cold water taps, double opening cupboard below and shelving to side. Tall moulded skirtings, picture rail, radiator, ceiling light point.

**BEDROOM 3: (11'6" x 9'0") (3.51m x 2.74m)** window overlooking the rear garden with pleasant outlook towards the Blaise estate. Tall moulded skirtings, radiator, picture rail, ceiling light point. Built in wardrobes with cupboards above.

**BEDROOM 4: (8'3" x 7'11") (2.52m x 2.42m)** leaded light window to front elevation with radiator below, tall moulded skirtings, picture rail, ceiling light point.

**FAMILY BATHROOM: (8'11" x 5'9") (2.71m x 1.75m)** panelled bath with folding set shower screen, mixer tap, wall mounted shower unit and handheld shower attachment., low level flush wc. Pedestal wash hand basin with hot and cold water taps. Tiled effect flooring, tall moulded skirting, heated towel rail and radiator, two heated mirrors with integral lighting, two obscured glazed windows to the side elevation, two ceiling light points, extractor fan. Loft access with pull down ladder.





## OUTSIDE

**OFF-STREET PARKING:** tandem off-street driveway parking for three cars. Access to:-

**INTEGRAL GARAGE:** (20'2" x 8'2") (6.14m x 2.48m) part obscured multi-paned double vehicular doors, window overlooking the rear garden, light and power connected. Access to loft space above the garage which has lighting and further power points. Door returning to the sitting room.

**FRONT GARDEN:** principally laid to lawn and set behind a wooden fence, having deep shrub borders featuring an array of flowering plants and mature shrubs. Gated side access leading to:-

**REAR GARDEN:** (60'0" x 31'0") (18.28m x 9.44m) immediately to the rear of the house and accessed via the sitting room there is a balustrade timber deck with ample space for garden furniture, potted plants and barbequing etc. the remainder of the garden is then principally laid to lawn and level with deep shrub borders on three sides featuring a wealth of flowering plants and mature shrubs including climbing rose, passion flower, hibiscus, clematis, iris, winter jasmine, bay leaf and yuccas. At the tail end of the garden there is also a small vegetable patch. Outside water tap, garden shed, former coal store (providing useful storage).

## 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: F

### PLEASE NOTE:

- 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.
- 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>

- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





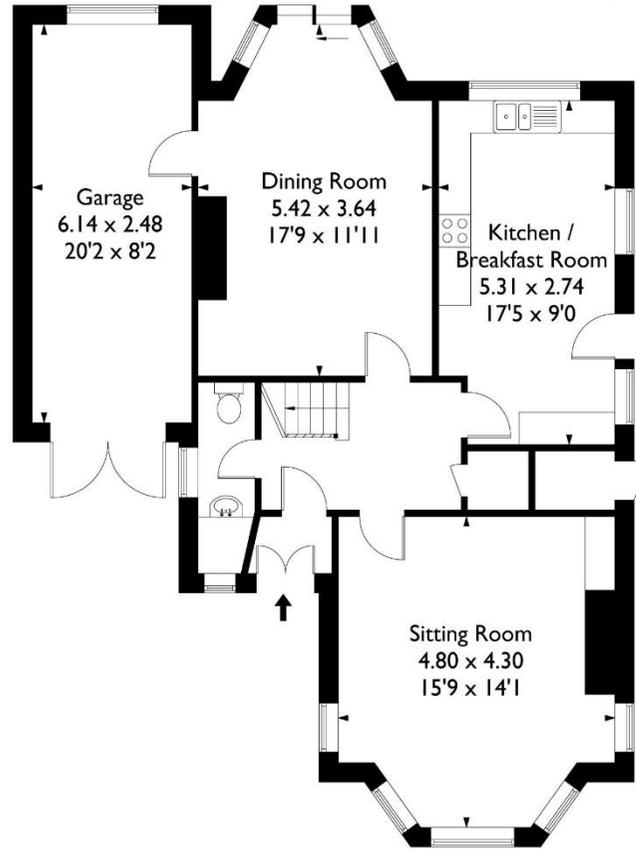
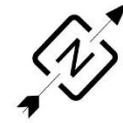
# Rylestone Grove, Stoke Bishop, Bristol, BS9 3UT

Approximate Gross Internal Area 133.1 sq m / 1432.1 sq ft

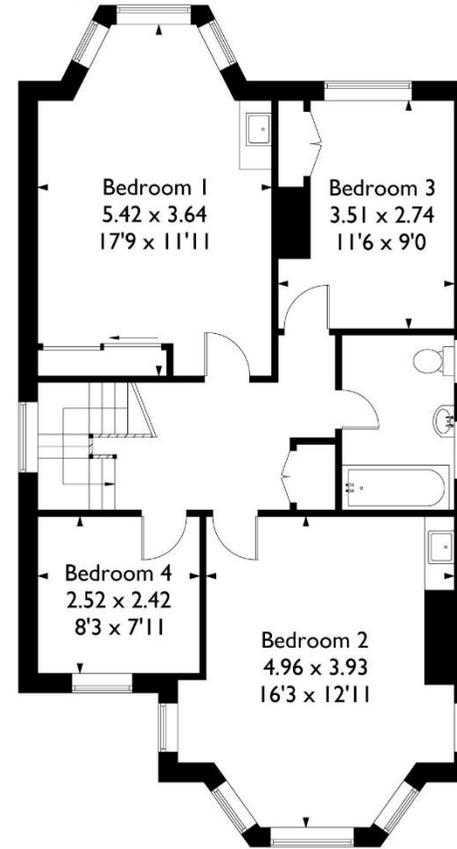
Garage 15.2 sq m / 164 sq ft

Store 1.3 sq m / 14 sq ft

Total Area 149.6 sq m / 1610.1 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.