



**LEESE &
GORDON**
Independent Estate Agents

Barley Croft

Guide Price £995,000

34 Barley Croft, Bristol, Bristol, BS9 3TF

- 5 Bedrooms
- Semi Detached
- 1930s
- Open Plan Kitchen/Diner
- Great Living Spaces
- Wonderful Loft Conversion
- Rear Garden

A beautifully presented 5 bedroom semi-detached family home, ideally located within the catchment area for Elmlea Infant and Junior Schools, as well as Bristol Free School, and offering convenient access to a number of well-regarded independent schools. The property provides stylish, contemporary living throughout, featuring an open-plan kitchen/dining space, five generously sized bedrooms (one with en-suite), a family bathroom, and an additional shower room. Further benefits include off-street parking, store, and a well-maintained rear garden.

The property is approached via a recently updated porch, leading into a welcoming entrance hall with durable laminate flooring, a downstairs WC, and stairs rising to the first floor. The front-facing lounge boasts a bay window with bespoke shutters, a wood-burning stove with mantle surround, decorative coving, and a cosy carpeted flooring.

To the rear, the home has been thoughtfully opened up to create a bright and spacious kitchen/diner—ideal for modern family life and entertaining. The kitchen is fitted with a range of wall and base units topped with quartz work surfaces and includes a sink with drainer, induction hob with extractor, integrated ovens, dishwasher, fridge/freezer, and wine cooler. The dining area comfortably accommodates a large table and chairs, with sliding patio doors and a rear window allowing plenty of natural light. A separate utility room provides additional storage and space for appliances.





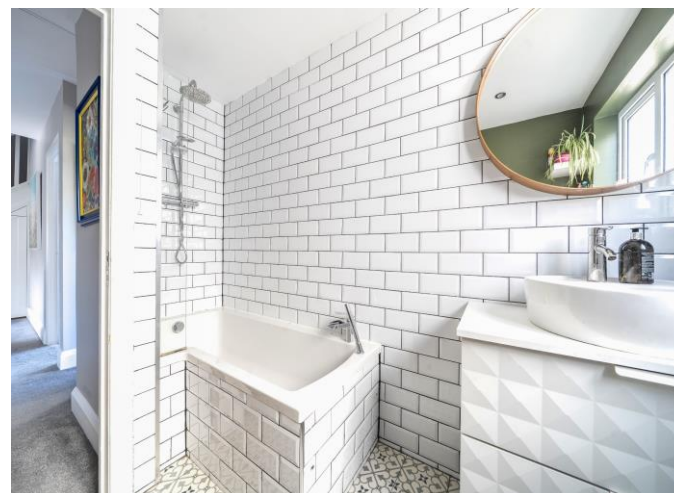
On the first floor, the landing leads to 4 bedrooms, the family bathroom, and stairs to the second floor. The principal bedroom at the front features a bay window, fitted wardrobes, and a stylish en-suite shower room, complete with an original stained glass window, shower cubicle, WC, and wash basin with vanity unit. Two further bedrooms at the rear are well-proportioned doubles overlooking the garden, one of which includes built-in wardrobes. The fourth bedroom is a generous single room, ideal as a home office or study. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin, with an obscured side window and tiled finish.

The second floor comprises a spacious loft-converted bedroom with high ceilings and a rear-facing window offering elevated views across BS9. The room also provides access to useful eaves storage. A separate shower room, accessed from the landing, includes a shower cubicle, WC, wash basin with vanity unit, and is predominantly tiled.

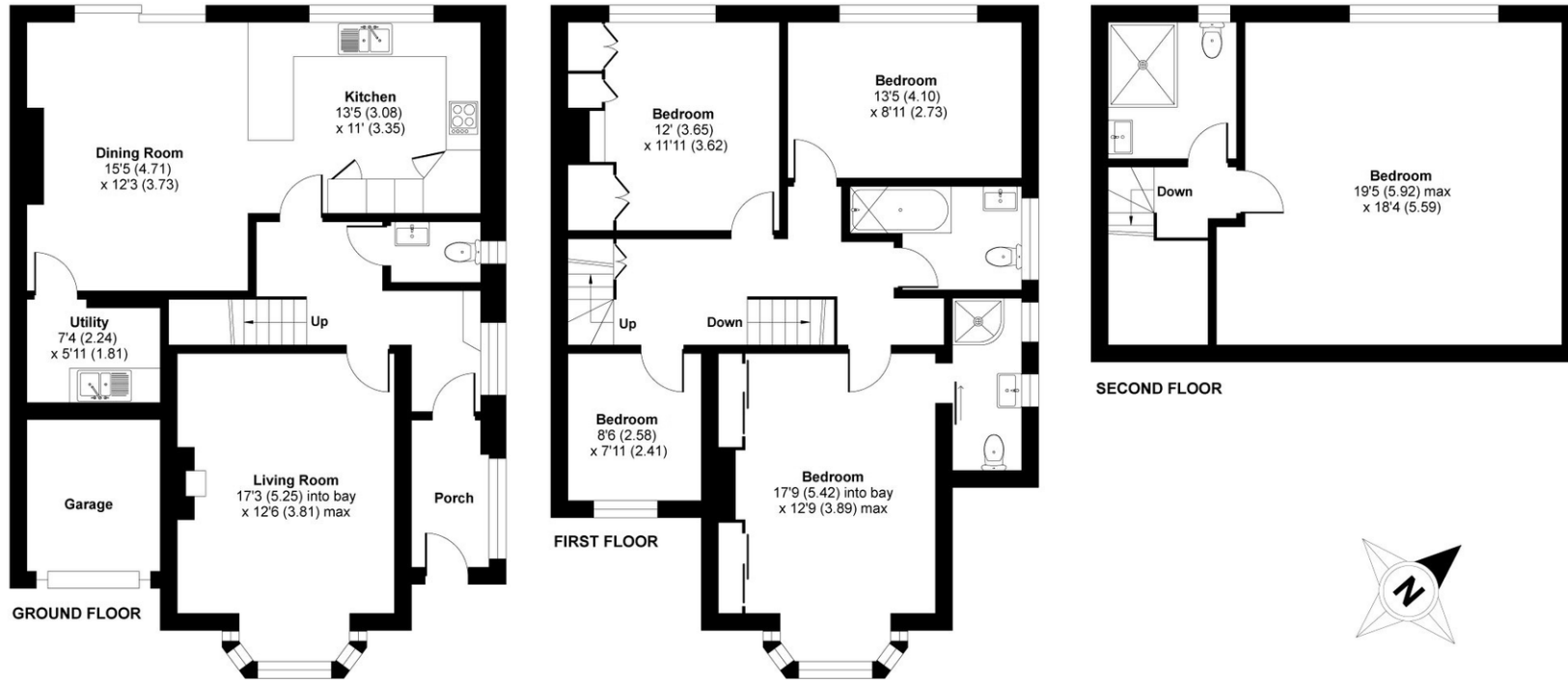
Externally, the front of the property offers block-paved off-street parking, a raised planting bed with shrubs and trees, and access to a secure storage area via an electric roller door—ideal for bikes and additional storage. There is also gated side access to the rear.

The rear garden features a generous porcelain-tiled patio area, perfect for outdoor dining and entertaining. Beyond this lies a level lawn, ideal for families, with a shed positioned at the far end. The garden is fully enclosed, with an aspect that benefits from afternoon and evening sunshine.

Viewing is highly recommended to fully appreciate all that this excellent family home has to offer.



Energy Performance Certificate: Rating D
Council Tax: Band F



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Leese & Gordon. REF:1454045