
Hydes
OF BRISTOL
PARRYS LANE
STOKE BISHOP
BRISTOL

30 Parrys Lane, Stoke Bishop, Bristol, BS9 1AA

An impressive detached family residence situated in one of Bristol's most prized residential roads. The property was constructed in the 1930 by the highly regarded Stride brothers who specialised in constructing quality individual homes of distinction. The property retains many of its original features, but of particular note is the beautiful wooden panelling in the reception hallway ascending to the landing above. Having been sympathetically modernised with a new roof, new bathrooms, and upgraded insulation and heating system the property now boasts a high C on it's EPC, meaning this wonderful property delivers a fabulous family home in turnkey condition with good environmental credentials.

SUMMARY OF ACCOMMODATION

The entrance to the property is superb, with a contemporary Crittall style font door allowing light to flood into the wood panelled vestibule, a further Crittall style door affords access into the reception hallway which also enjoys the attractive wood panelling that ascends the wooden staircase with handrail and balustrade to the upper landing giving the feel of quality and substance throughout the heart of the property.

The downstairs is comprised of a stunning duel aspect sitting room with bay windows to the front aspect, and benefits from a stunning cast iron fireplace with period wooden mantle and surround. The games room has the feel of a country hunting lodge with herringbone parquet flooring, and the aforementioned wooden panelling, beamed ceiling and a further charming fireplace. The study is a comfortable size and overlooks the front garden.

A key feature of this fabulous family home is the large kitchen/dining/living room which divides informally into the three zones. The kitchen is well appointed with tiled floors and a central island with access to a large built in utility cupboard. The ceiling height then opens up to a vaulted ceiling with exposed beams that for the dining and living area affording access to the rear patio garden.

Upstairs there are five bedrooms, the principle with an ensuite, four of which are generous doubles, and the fifth is a single that would make an excellent study, hobby room, or nursery, all of which are served via a family bathroom.

The property enjoys an elevated position behind electric gates set back from the road, with a front garden that is mainly laid to lawn with a wealth of mature trees and shrubs. The driveway leads to a useful area of hard standing with ample parking and a three phase electric car charger. There is a pleasant patio to the rear of the property that is accessed via the family living room.

LOCATION

Stoke Bishop is a desirable family suburb to the northwest of the city. This particularly convenient position with just a five minute walk to the Downs with over 400 acres of open parkland, with local shops on Stoke Lane, as well as restaurants and cafés. There is good schooling for all ages in both state and private sectors, as well as excellent sporting facilities serving many local clubs all of which enhances the popularity amongst families towards Stoke Bishop.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the extensive Blaise Castle Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well some fascinating Museums and landmarks representing Bristol's historical significance. For the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers great access to the A4018, which has a direct link to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads train station provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.







USEFUL INFORMATION

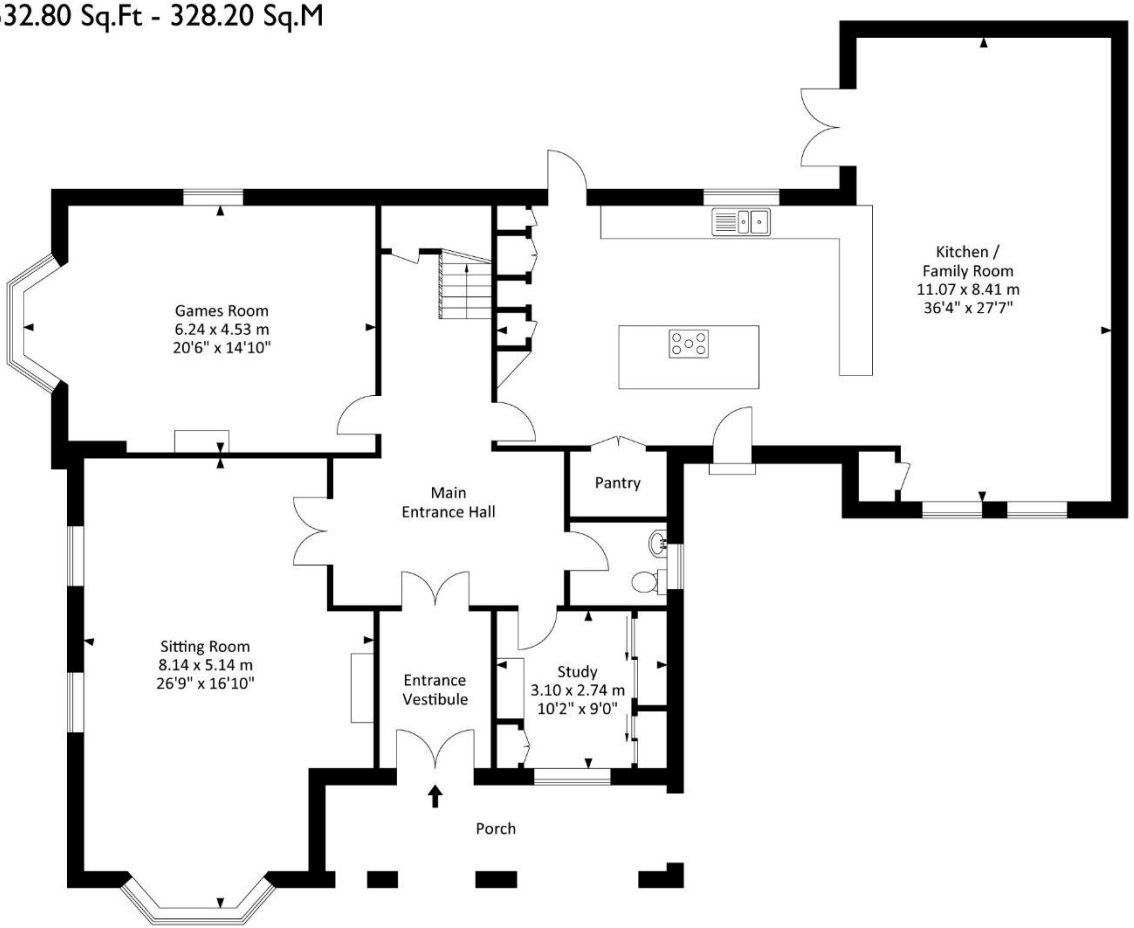
TENURE: Freehold
EPC – C (78) with potential of B (82)
LOCAL AUTHORITY: Bristol City Council
COUNCIL TAX BAND: H (£5,427.36 for 2026/27)
BROADBAND: Ultrafast Broadband – Download up to 10,000 Mbps
MOBILE PHONE COVERAGE: Data and voice "Good outdoor, variable indoor" for 02, EE, Three and Vodafone
SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

IMPORTANT NOTE

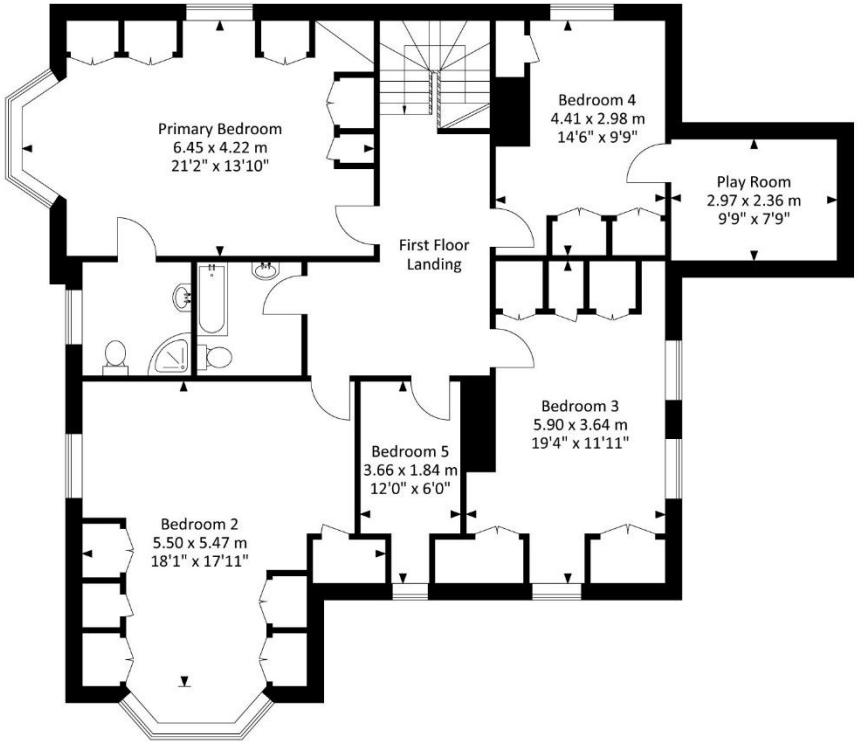
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Parrys Lane,
Stoke Bishop, Bristol BS9 1AA

Approx. Gross Internal Area
3532.80 Sq.Ft - 328.20 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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.









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