



2 BELL BARN WOOD,  
STOKE BISHOP, BS9 2DQ

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GOODMAN  
& LILLEY













# 2 BELL BARN WOOD

## STOKE BISHOP BS9 2DQ

# GUIDE PRICE

## £950,000

A spectacular and impressive five bedroom detached home, set just off a sought after Stoke Bishop road and presented to the market to an excellent standard throughout.

Tucked away discreetly, this sumptuous home offers privacy yet the convenience of its location.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

### Location

Located in the heart of Stoke Bishop, yet set discreetly away from public view behind electric gates, offering the convenience of local shops on Shirehampton Road/Stoke Lane and only a short walk from the highly regarded Hideaway Restaurant. Within 500 metres of Stoke Bishop C of E Primary School and only a minute's walk from the entrance into Blaise Castle Estate and the superb play area within Stoke Lodge. Well connected to local bus routes to central Bristol and access to the M5.

### Summary

This magnificent house boasts superb accommodation over three floors that comprises two generous reception rooms, a stylish and spacious extended kitchen/dining room, a useful utility room, downstairs cloakroom all to the ground floor and five double bedrooms, two quality en-suite shower rooms and a family bathroom over the top two floors. Outside, the house has wonderful private gardens to both the front and rear with gated driveway for several cars, and detached garaging to the rear with another off street parking space in front of the garage.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

#### Approach

The house is approached along a gated, private brick paved road to an electric gate with entry phone, which in turn provides access to the front of the house.

#### Entrance Hall

Accessed from the front garden via the entrance door to a generous, open main hallway with stairs rising to the upper floors, window and doors to the ground floor rooms.

#### Downstairs Cloakroom/WC

Fitted with WC and wash basin, window and radiator.

#### Sitting Room

A superb main reception room with double doors from the hallway having a fireplace and space for log burning stove,

windows and french doors to the rear, looking out to the garden. Further set of double doors leading to the dining room. Coving and central rose to the ceiling and radiator.

#### Family Room

With double doors from the sitting room and door back to the hallway, windows to the front aspect looking out to the attractive private front garden, ceiling coving, radiator.

#### Kitchen

A well fitted kitchen area with integrated appliances and space for fridge/freezer, granite work surfacing, sink unit, window to the side, door to the utility room and opening into the breakfast/playroom.

#### Dining / Garden Room

Extended and significantly glazed to two sides with great views and access out to the rear garden and electric underfloor heating. Currently used as a wonderful breakfast/dining room due to the proximity to the kitchen, but with flexible alternatives.

#### Utility Room

Access from both the kitchen and the main hallway, fitted units, sink and plumbing for white goods, window to the side.

### First Floor

#### Landing

A generous landing area with stairs continuing up to the top floor bedroom, and doors to four first floor bedrooms and a bathroom. Built in storage, window to the front aspect.

#### Master Bedroom

Windows to the rear aspect looking out to the rear garden, built in wardrobe, radiator and door to an en-suite shower room.

#### En-Suite Shower Room

Fitted to a high standard with Tikamoon vanity unit & mandarin stone tiles, his and her feature sinks, low level WC, and walk in over sized shower with glass screen.

Window to the side, centrally heated towel rail/radiator and tiled to surrounds.

#### Bedroom Two

Windows to the rear aspect looking out to the rear garden, built-in wardrobe, radiator and door to an en-suite shower room.

#### En-Suite Shower Room

Fitted to a high standard with sink, low level WC, and shower cubical, window to the side, and tiled to surrounds.

#### Bedroom Three

Window to the front aspect, radiator, built in storage cupboard.

#### Bedroom Five

Window to the front aspect, radiator.

#### Bathroom

Newly fitted to a high standard with modern white suite that includes a bath with shower off the mixer taps and a glass screen, low level WC, and feature sink, attractive metro tiled surrounds, heated towel rail/radiator and window to the front.

### Second Floor

#### Bedroom Four

Velux window to the rear, currently used as a home office with space for two desks, but could also be a great children's bedroom. The eaves provide good additional storage and have been partly boarded & lights added by current owners.

### Outside

#### Gardens

The house benefits from private gardens to both the front and rear of the property with two lawn areas, patios and attractive sitting areas, all being fully enclosed. The rear garden provides access to a detached garage to the rear and a further parking space. The private front garden enjoys sun in the morning and most of the day. The rear garden has sun from lunchtime until sunset.

#### Garage and Driveway Parking

A detached garage is located to the rear of the property

(18'7 x 9'2) with power and light, electric remote metal up-and-over door and one further parking space in front of it. There is additional two car driveway parking behind the electric gates to the front of the house.

#### Additional Information

Bell Barn Management Co £40 a month covering the cost of maintaining the electric gates at the front, communal driveway, gardening areas on the driveway, 3 driveway lights, drainage and insurance.

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: G

Services: Mains Gas, Water, Drainage and Electric



- Substantial Detached Family Home
- Quality Fittings Throughout
- No Chain
- Highly Regarded Location
- Two En-Suite Bedrooms
- Utility Room
- Five Bedrooms
- Downstairs Cloakroom









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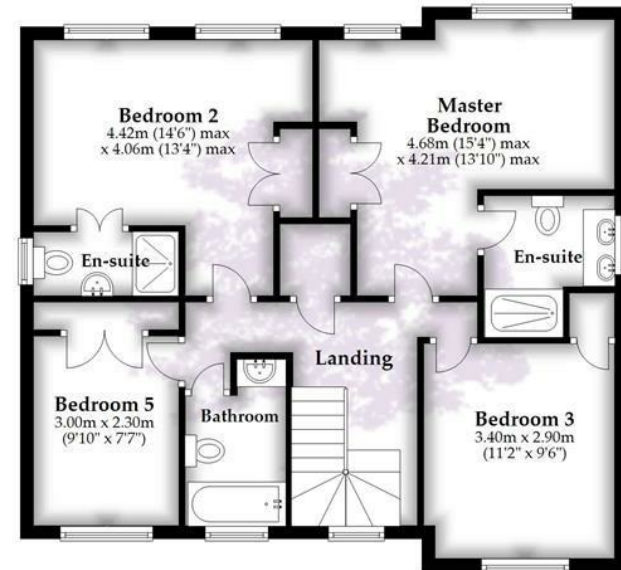




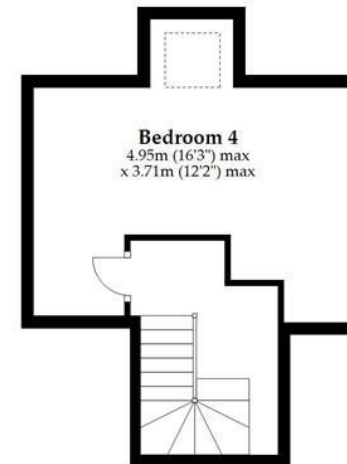
Ground Floor



First Floor



Second Floor



Total area: approx. 198.1 sq. metres (2131.8 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.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
[henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
[shire@goodmanlilley.co.uk](mailto:shire@goodmanlilley.co.uk)

0117 213 0333

## LETTINGS

[lettings@goodmanlilley.co.uk](mailto:lettings@goodmanlilley.co.uk)

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
[LNH@goodmanlilley.co.uk](mailto:LNH@goodmanlilley.co.uk)

0117 213 0151



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