



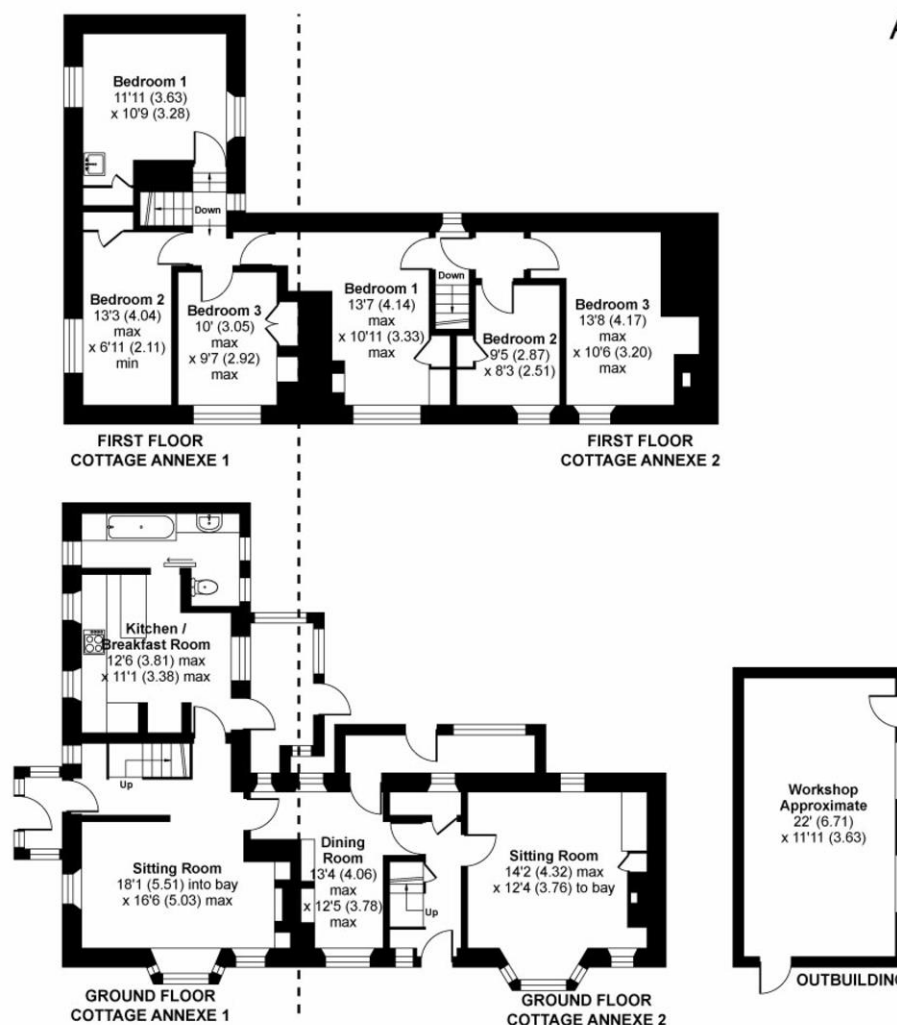
Sunnyside, Bristol, BS9

Approximate Area = 1855 sq ft / 172.3 sq m

Outbuilding = 264 sq ft / 24.5 sq m

Total = 2119 sq ft / 196.8 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1108324

15 and 16 Sunnyside, Stoke Bishop, Bristol, BS9 1BQ

- Large Period Cottage
- Requires Complete Refurbishment
- Historic early 1900s House
- Heart of Stoke Bishop Location
- Characterful Accommodation
- Sheds, Outhouses and Workshops

A unique opportunity to acquire part of the history of Stoke Bishop and turn it into your dream home. Formerly two independent cottages, numbers 15 & 16 Sunnyside have been integrated into one home for many decades and offer exciting potential to continue as one home or possibly split back into two smaller cottages.

Sunnyside cottages were built by Bristol brewing family Georges & Co to house various members of their staff around 1906 and have managed in the most part to retain much of their original character. Named Sunnyside perhaps because of their southerly facing aspect over what would have then been a small semi-rural valley on the edge of the hamlet of Stoke Bishop. As well as being chocolate-box pretty, the house has a glorious garden to the front which provides a peaceful oasis in the heart of Stoke Bishop.

A rare opportunity to acquire in this most sought-after location where properties seldom come to the market.



The ground floor living area is full of period character and there are 6 bedrooms on the first floor. Our floor plan shows two areas of 3 bedrooms for each cottage, as it originally was. Some have modern-era stud divisions that could be reversed. Whilst there are still two staircases, one in each of the original cottages, there are interconnecting doors on each floor. The rear courtyard area contains a range of outhouses and a large workshop, again all needing refurbishment.

IMPORTANT NOTES

GARAGE OPTION: There is the option to purchase a garage for £15,000, which is within walking distance of 15 & 16 Sunnyside Cottage and has a separate title. The photographs shown are to illustrate.

Access to the property is via a narrow footpath. There is no vehicular access. Sunnyside is a private road. This property has no right of use or parking on it. The most convenient access is via the top of Hollybush Lane near the little triangle of grass with willow tree on Druid Hill.

This is not a DIY project or something most people would consider moving into as it sits now. We suggest any buyer will also need at least 50% deposit if they are seeking finance on the purchase.



Energy Performance Certificate Rating E

