



| Stoke Bishop |

Guide Price £775,000

leese & nagle 

# 57 Druid Hill, Stoke Bishop, Bristol, BS9 1EH

- 1950s Semi-Detached House
- Unique Layout & Design
- Opportunity To Restore & Extend
- Circa. 90 Ft. SW facing Rear Garden
- Driveway & Garage
- Highly Desirable Location

A bespoke 1950s 3-double bedroom semi-detached house offering enormous scope for extension and refurbishment. It is set on a generous level plot with a circa. 90ft. long rear garden which is also wide and has a south-westerly orientation.

Largely unaltered since its build, the house retains some lovely Art Deco-inspired design features such as the handsome hallway and some period fixtures and fittings. A feature of 1950s design for houses of this proportion was to build linearly, thus creating a lovely interior layout that is bathed in natural light. Set well back from the road with a generous front garden and drive leading past the house to a garage in the rear garden. The plot and house lend themselves to extension both into the garden and possibly up into the loft space. With shops, Stoke Lodge, and Stoke Bishop & Elmlea schools (480m & 815m respectively) within walking distance, we feel the house represents a wonderful opportunity to create a modern adaptation of a period family home in this highly desirable location.

The drive and front garden provides access to the centrally positioned front door which in turn opens into a spacious hall with a herringbone timber floor and stairs rising to the upper floor. To the left is a lovely dual-aspect living room, with a window to the front and then French doors opening onto the rear garden. Polished herringbone timber floor and original open-hearth fireplace add period detail.





Beyond the hall is the dining room. A bay window frames the rear garden and again herringbone floor prevails. The kitchen/breakfast room is to the right and has a relatively newly fitted kitchen with a range of wall and base units incorporating some built-in appliances. Windows to front and rear aspect, larder cupboard and door to a rear lobby where the downstairs toilet can be found tucked away to one side. An additional store cupboard can be accessed via the drive.

Upstairs the bedrooms are generous doubles and all overlook the rear garden. The master bedroom sits above the sitting room and is again dual aspect. The family bathroom has the original metro tiled walls and a more recent avocado three-piece bath, wash basin, and WC.

The rear garden is fabulous, being level, enjoying a south-westerly orientation, and feels relatively private for a home so close to the city. Laid mainly to lawn with established vegetable beds to the far end. The single garage is positioned off the rear right-hand corner of the house.

This property is a rare find, particularly with its wonderful size garden and so we highly recommend a viewing at the first opportunity.



Energy Performance Certificate  
Rating D

Council Tax Banding E



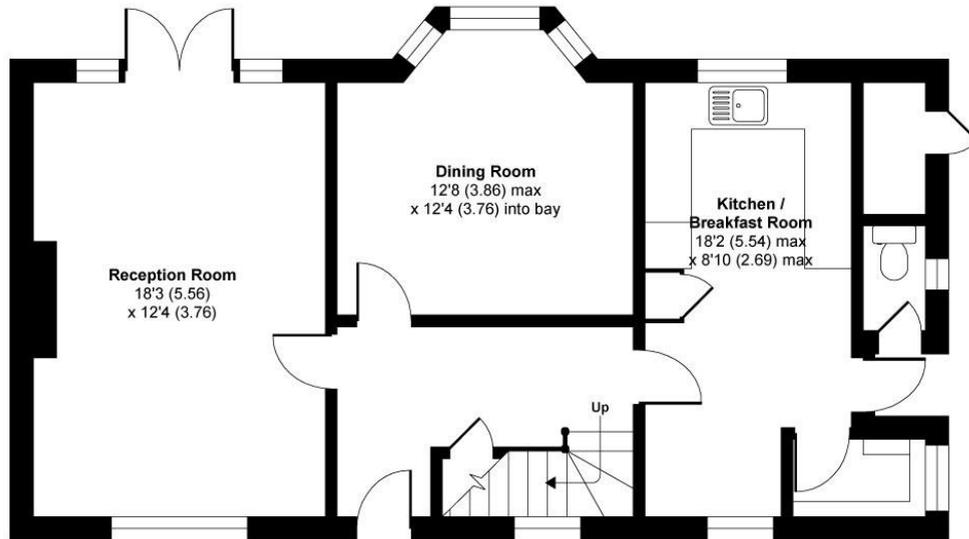
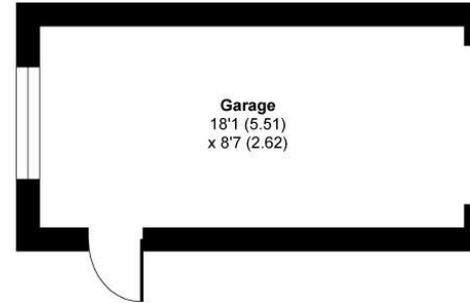
# Druid Hill, Bristol, BS9

Approximate Area = 1389 sq ft / 129 sq m (excludes WC & store)

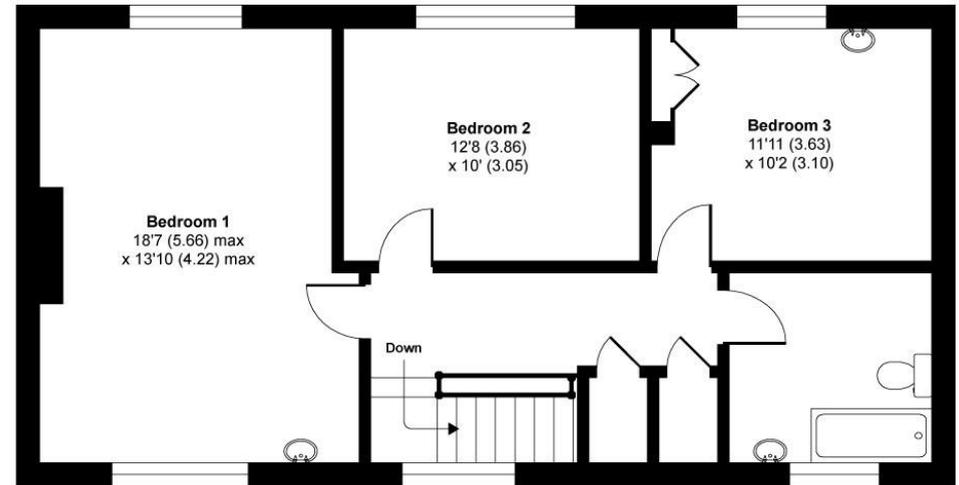
Garage = 157 sq ft / 14.5 sq m

Total = 1546 sq ft / 143.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1116756



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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