



**Druid Stoke Avenue
Stoke Bishop
Bristol**

THE COACH HOUSE, 24A DRUID STOKE AVENUE, STOKE BISHOP, BRISTOL, BS9 1DD

SUMMARY OF ACCOMMODATION

Built in Circa 1910 this beautiful Edwardian coach house was designed by notable Bristol Architect W.H. Watkins, and occupies a generous plot on the extremely desirable and quiet Druid Stoke Avenue, one of Bristol's finest residential locations. The three/four bedroomed accommodation is presented superbly, boasting comfortable proportions, wonderful level gardens, and parking.

The well appointed accommodation is arranged over two floors, and currently comprises of a Kitchen Breakfast Room opening onto a landscaped East facing garden allowing the perfect opportunity for al-fresco living, a separate dining room/bedroom 4, a dual aspect sitting room with patio doors opening onto a West facing sun terrace that is ideal for evening entertaining with lawned garden beyond. There is a utility room, and downstairs cloakroom as well as the welcoming entrance hallway. Upstairs there are three double bedrooms, with characterful dormer windows adding to the charm of this lovely home, these are served by a well appointed shower room with a large walk in shower cubical, WC and pedestal wash hand basin.

The aforementioned gardens of this delightful Coach House are a very strong attribute, and due to the orientation they allow any discerning purchaser the rare opportunity to follow the sun all day. With enchanting entertaining areas, attractive lawns, and a wealth of trees and shrubs these mature gardens are very special. There is also off street parking for two vehicles.

It is considered that, subject to obtaining the necessary consents, The Coach House offers the opportunity to be extended allowing an aspirational purchaser the potential for further betterment of this lovely property. Further information and architectural plans on a Permitted Development option that has been explored by the vendor is available upon request.

USEFUL INFORMATION

Tenure – Freehold

Local authority – Bristol City Council

Council tax band – F (£3,732.28 for 2025/2026)

Services - All mains services

EPC Rating- D (65) with potential of B (82)

Broadband – Ultrafast up to 1800 Mbps download and

Mobile Phone Coverage – Good outdoor coverage for EE, 02, Vodafone and Three.

Viewings – Via Hydes of Bristol, 0117 973 1516

LOCATION

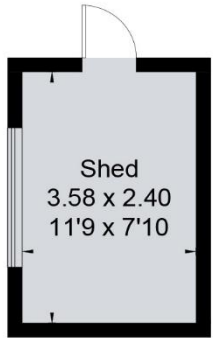
Stoke Bishop is a desirable family suburb to the northwest of the city. This particularly convenient position offers good local amenities, with local shops merely a short walk away on Stoke Hill, as well as restaurants and cafés. There is good schooling for all ages in both state and private sectors, 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 good access to the A4, which has a direct link to the commercial centre of Bristol, and indeed the motorway networks. Sea Mills train station offers access to Bristol Temple Meads which 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.



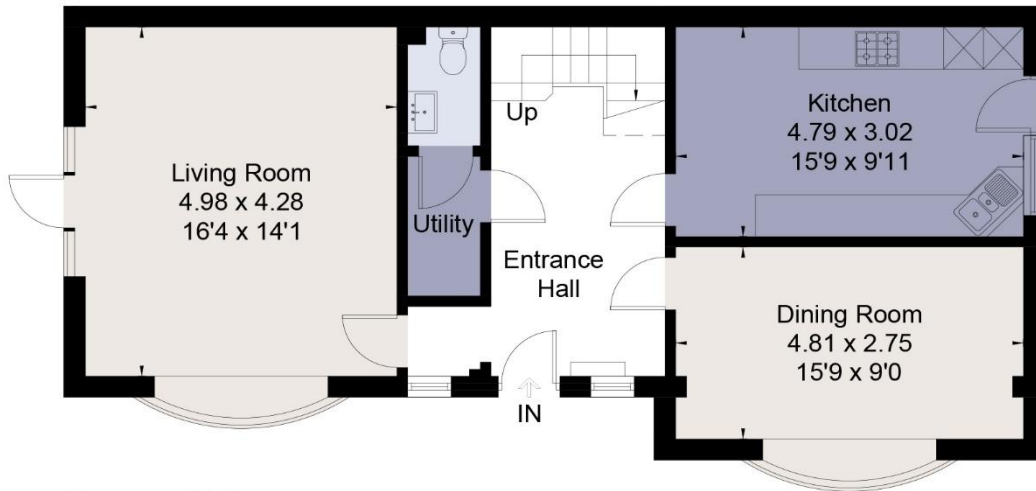
Approximate Floor Area = 134.9 sq m / 1452 sq ft (Excluding Sheds)



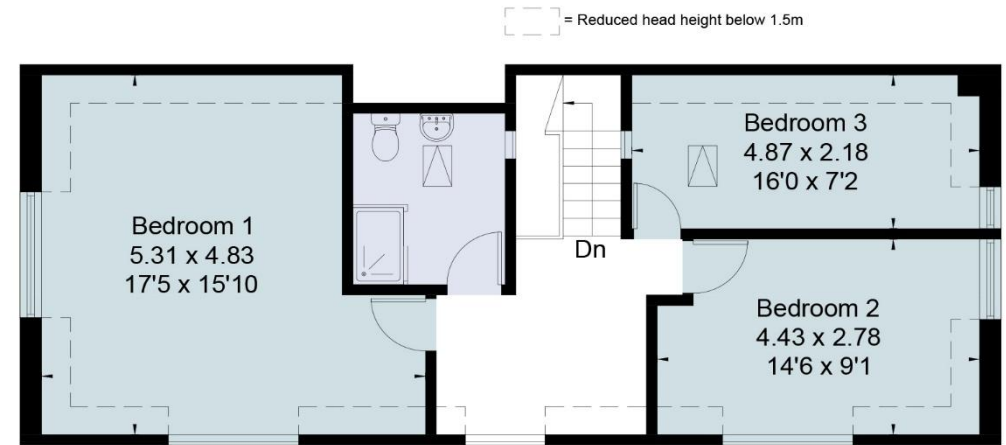
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



ESTATE AGENTS
28 Princess Victoria, Clifton, Bristol
BS8 4BU

Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

