



The Stables

Cote Road, Bristol, BS9 3US



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A stylish and stunning family home on the edge of The Downs beautifully extended, refurbished and restored by the current owners, opening onto a west facing walled rear garden with an expanse of private parking.

Sumptuous and stylish circa 3450 sq. ft semi-detached family home | Beautifully refurbished and extended by the current owners | Landscaped west-facing gardens with a "secret" vegetable garden and gated parking | Additional off-street parking for several cars | Stunning open-plan kitchen, family room and dining room spilling out into the garden | Separate sitting room | Study / boot room | Utility room | 4 first-floor bedrooms and three bath / shower rooms (two en-suite) | Luxury second floor owner's suite across the entire top floor | Cloakroom | EPC: D

Situation

The Stables is effortlessly located on the edge of The Downs, some four hundred acres of open public space at the very southern tip of Parrys Lane; a highly desirable location between Sneyd Park and Stoke Bishop, two of Northwest Bristol's most desirable locations.

There are many state and private sector schools in the area. These include OFSTED rated "outstanding" Elmlea Infants and Junior School (a charming 0.4 mile walk along Cote Lane), Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, Clifton College, BGS and QEH a little further to the south.

Within an easy commute is a large Waitrose supermarket in Henleaze, with local shops on Stoke Hill, Stoke Lane and on Westbury-on-Trym High Street. Across The Downs are the sought-after independent retailers, bars and restaurants of Clifton village and Whiteladies Road with Cribbs Causeway a little over three miles to the north.

For Sale Freehold

The Stables is a stunning semi-detached family home on the edge of The Downs, some four hundred acres of open public space; beautifully refurbished, extended and restored by the current owners to create a superb family home.







Arranged over three floors the house presents hugely versatile living accommodation: with a fabulous open plan footprint across the ground floor spilling out into the west facing gardens from the rear. A compliment of four double bedrooms (two of which are suites) run across the first floor and a superb owner's suite across the entire top floor, complete with a south facing balcony overlooking The Downs.

The house is accessed via a gravel drive leading off Cote Road, with a further gated parking bay beyond enabling numerous cars to be parked off the road.

A secure pedestrian gate leads into a landscaped entrance courtyard, with the front door opening into a welcoming entrance hall illuminated by an oversize roof lantern above and direct views through the house to the gardens beyond. There is access from the entrance hall to a useful cloakroom with a w.c and wash basin, as well as small storage cupboard also housing the hot water tank and boiler.

The hallway flows seamlessly into an inner hall, with stairs rising to the upper floors and part-glazed double doors opening into the beautiful open-plan family room and kitchen beyond.

This is undoubtedly a unique and sociable space truly bringing the "outside in." $\frac{3}{4}$ width bi-folding doors open out into the garden beyond, whilst the kitchen runs along the far wall, broken up from the dining space by an oversize island with a breakfast bar.

This in-turn opens into the family snug, with a set of French doors also opening into the garden beyond.

Opposite the kitchen is a spacious sitting room accessed via part-glazed doors, with a full wall of built-in storage, feature marble fireplace and double-glazed windows with stylish Nedw England shutters to create shade from the south facing elevation.

To the rear of the house is a useful secondary entrance; with a stable door leading out to the rear gated parking bay; perfect for access after long walks on The Downs. This is currently dressed as a study but has functioned for many years as a superb boot-room, with an attractive brick tiled floor, plenty of storage and useful bench seating.

Across the upper two floors lie five excellent double bedrooms: four across the first floor and an exceptional principal suite across the top floor.

The first floor is bookended by two superb bedroom suites; each with walk-in wardrobes and en-suite shower rooms. The south facing suite enjoys a walk-out balcony overlooking the garden whilst the second suite has French doors opening onto a Juliet balcony.

The two middle bedrooms share a well-appointed family bathroom with a contemporary twin-ended bath, oversize shower cubicle, w.c and wash basin.





Across the entire top floor runs a fabulous main suite; a light-drenched triple aspect bedroom opens up to a balcony overlooking The Downs, with a beautifully fitted dressing room to the far end of the landing finished with an expanse of fitted wardrobes. In the middle is a stylish bath & shower room again flooded with natural light overlooking the rear gardens beyond from twin oversize Velux windows.

Outside

The gardens are without doubt one of the defining features of The Stables; professionally landscaped under our clients direction to fully encapsulate their private west-facing orientation, walled to two sides, sheltered from the wind and catching much of the day's sun.

Leading out directly from the house is a deep paved dining and lounging patio – sheltered from the sun by a mature Ginkgo tree.

A deep expanse of lawn runs from the end of the patio to the far wall, interspersed with mature beds and soothing feature pond with a waterfall feature and stepping stones.

Across the garden are numerous casual dining & drink spots, perfect to track the sun from morning through 'till night; finished with a designer garden pod to while away the evening or take shelter in from the rain.

Accessed via two charming brick-built arches is the "secret garden" overlooking The Downs. This has several raised beds for growing fruit and vegetables, a fitted greenhouse for cultivating plants and a secure storage shed.

This area can be accessed via the main garden via the side arches, or directly from the front drive via electric gates, which provide access to secure parking for several further vehicles in addition to those on the front drive.

Services

All main services connected.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band G

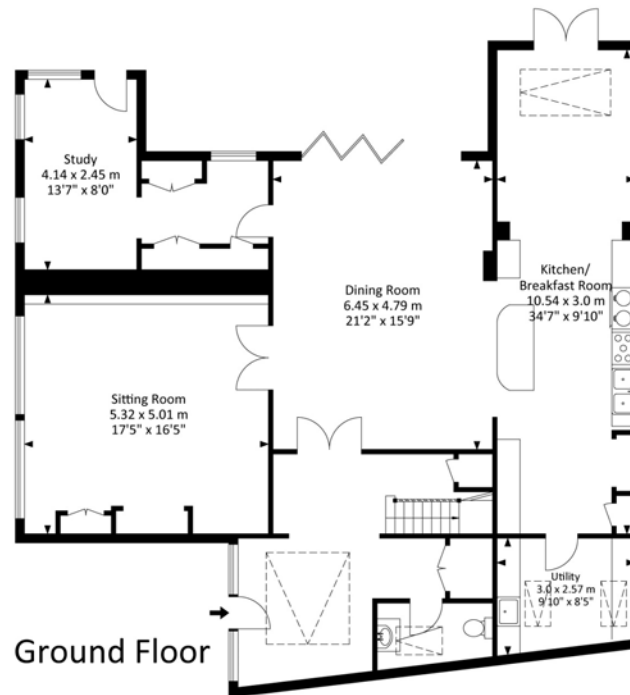
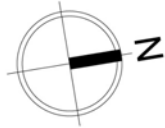
Directions: Post Code BS9 3US

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Cote Lane, Stoke Bishop, Bristol BS9 3US

Approx. Gross Internal Area
3437.0 Sq.Ft - 319.3 Sq.M



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.

