



## SHARLAND HOUSE

6a Church Road, Sneyd Park, Bristol, BS9 1JU



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A beautifully presented six bedroom family house on a sought-after road in Sneyd Park offering a wealth of accommodation, excellent parking and landscaped

BEAUTIFULLY PROPORTIONED (CIRCA 4.400 SQ. FT) SEMI-DETACHED PERIOD HOUSE 'SOUTH WEST-FACING LANDSCAPED PATIO GARDENS' 'POTENTIAL FOR A SELF-CONTAINED FLAT' \* OFF-STREET PARKING FOR SEVERAL VEHICLES AND TWO GARAGES \* FABULOUS RETAINED PERIOD DETAILING THROUGHOUT \* HUGELY VERSATILE ACCOMMODATION OVER FOUR FLOORS \* FABULOUS VIEWS OVER ST. MARY'S AND ACROSS TO WALES \* EASY ACCESS TO THE DOWNS \* OFFERED WITH NO ONWARD CHAIN' \* EPC: D

## Situation

Church Road is without doubt one of the principal residential addresses in Sneyd Park; lined with detached and semi-detached family houses with close proximity to The Downs, some 400 acres or so of open public space.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEHS located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

## For Sale Freehold

Sharland House sits proudly behind a private gated driveway on Sharland Close adjacent to the corner of Church Road, running alongside Mariners Path giving pedestrian access to St Mary's Church and down to Mariners Drive.

The property boasts a wealth of fabulous period detailing throughout which has been lovingly maintained and preserved by the current owners, offering a rare opportunity to update certain element of this incredible home.







Of particular note are the wonderfully high ceilings throughout, a selection of stunning stained glass windows and period cornice mouldings and original detailing. Further to this, the property boasts an incredibly versatile lower ground floor element, which could be easily converted into a self-contained flat with independent access if required.

On entering, a large wooden gate gives way to an extensive tarmac driveway which has ample space to park several vehicles as well as featuring two large garages.

The house is accessed via a grand front door with beautiful stained glass panels which gives way to the useful entrance porch with ample room to kick off muddy boots and hang coats.

From the entrance hall, the period grandeur of Sharland House is immediately evident, with beautifully crafted cast iron bannisters and a show-stopping floor-to-ceiling stained glass window on the first floor landing.

The accommodation itself is effortlessly versatile. Over the hall floor is a dramatic 25' reception room which is well served by a pair of sizeable double glazed bay windows which allow light to pour through the room. Further noteworthy features include wonderfully high ceilings, beautiful cornice detailing and a cosy exposed brick fireplace with stone surround.

Across the hall is a further generously proportioned room which is currently furnished as an additional bedroom but would make for a superb home office, additional reception room, dining room or a snug. Adjacent to this room towards the end of the hallway is a beautifully and newly renovated downstairs w.c / shower room which features marble tiles, underfloor heating, an oversized walk-in shower, w.c., vanity unit and a heated towel rail. A pair of floor-to-ceiling double glazed French doors, fitted with shutters lead out to the front courtyard.

The elegant stairway leads up to the two floors above via a truly stunning floor-to-ceiling stained glass window which is set within a stone frame and illuminates the landing.

The first floor landing offers access to a selection of two family bedrooms, the master bedroom and a separate family bathroom. The master bedroom has the added benefit of having independent access through to the neighbouring double bedroom which could be easily converted into a very grand walk-in-wardrobe and en-suite.



Ascending the stairs to top floor are two further double bedrooms (one with an en-suite) and a generous through room which would make a lovely snug or kids level and play area.

The lower ground floor is accessed via a set of stairs which lead down to very generous accommodation – with additional access via a door from the garden to the side of the property which adds yet more versatility to the space with the option of creating a self-contained element with independent access- subject to the usual consents.

The lower ground is currently home to an open plan reception and dining area with access through to the semi-open plan kitchen, as well as a sizeable room (without windows) which currently serves as valuable storage space but could be a fantastic cinema room or kids play area.

Towards the rear of the property is a small courtyard area which is the property's utility and boiler room.

#### Outside

The gardens and grounds of Sharland House are superb , covering a generous footprint and, in it's existing layout, offers a low maintenance tiered and landscaped space, ideal for those who enjoy low maintenance living.

The raised beds at the front of the property are situated around a winding foot path which leads up to the south facing patioed platform. To the west and accessed via a set of steps on the lower ground element is a sizable and neatly patioed courtyard space, perfect for those who like to entertain or enjoy sun downers and al-fresco dining.

From Church Road, almost opposite the entrance to the driveway, is a path leading up towards The Downs - a further 400 acres of open public space.

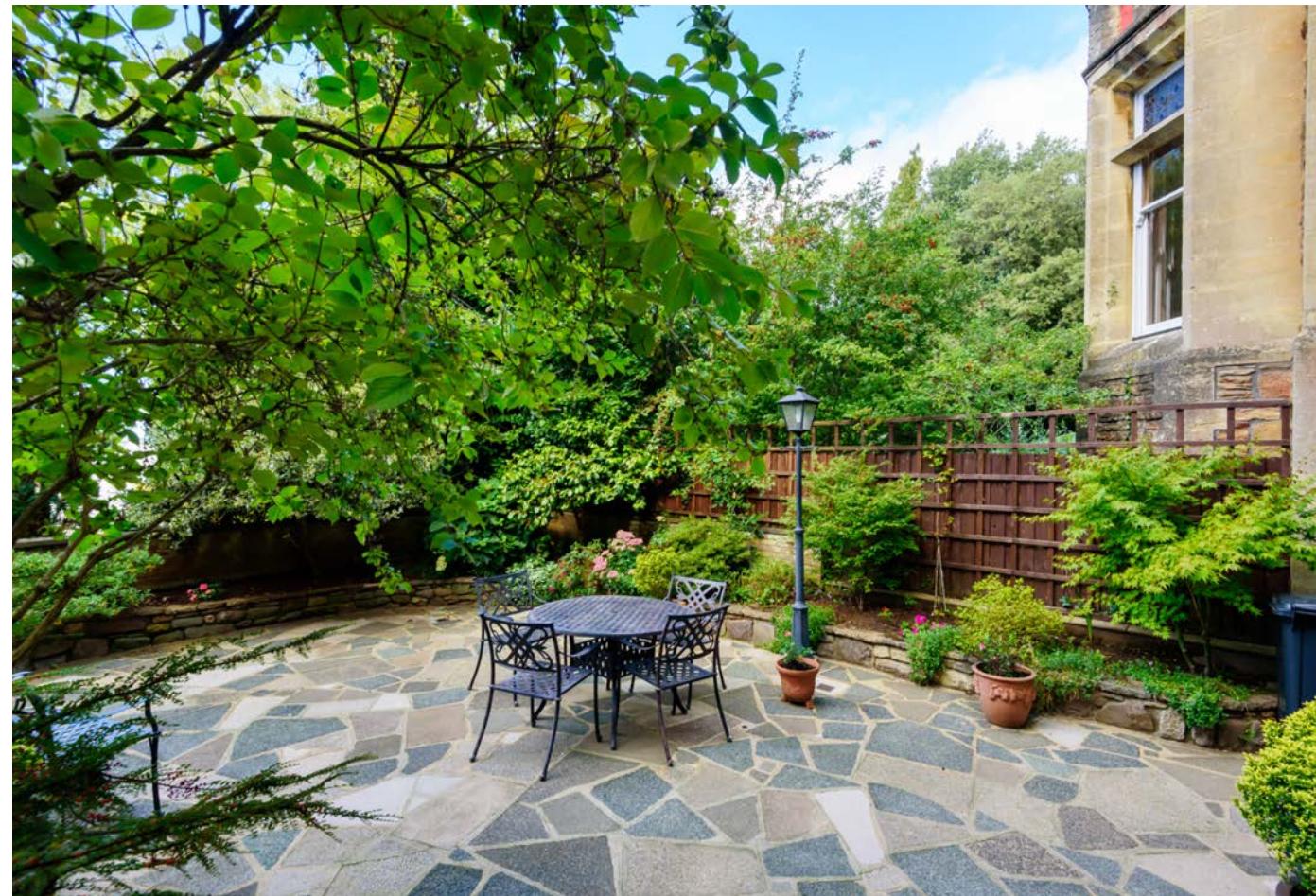
#### Services

All main services connected.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000. Council Tax Band: G

Directions: Postcode: BS9 1JU



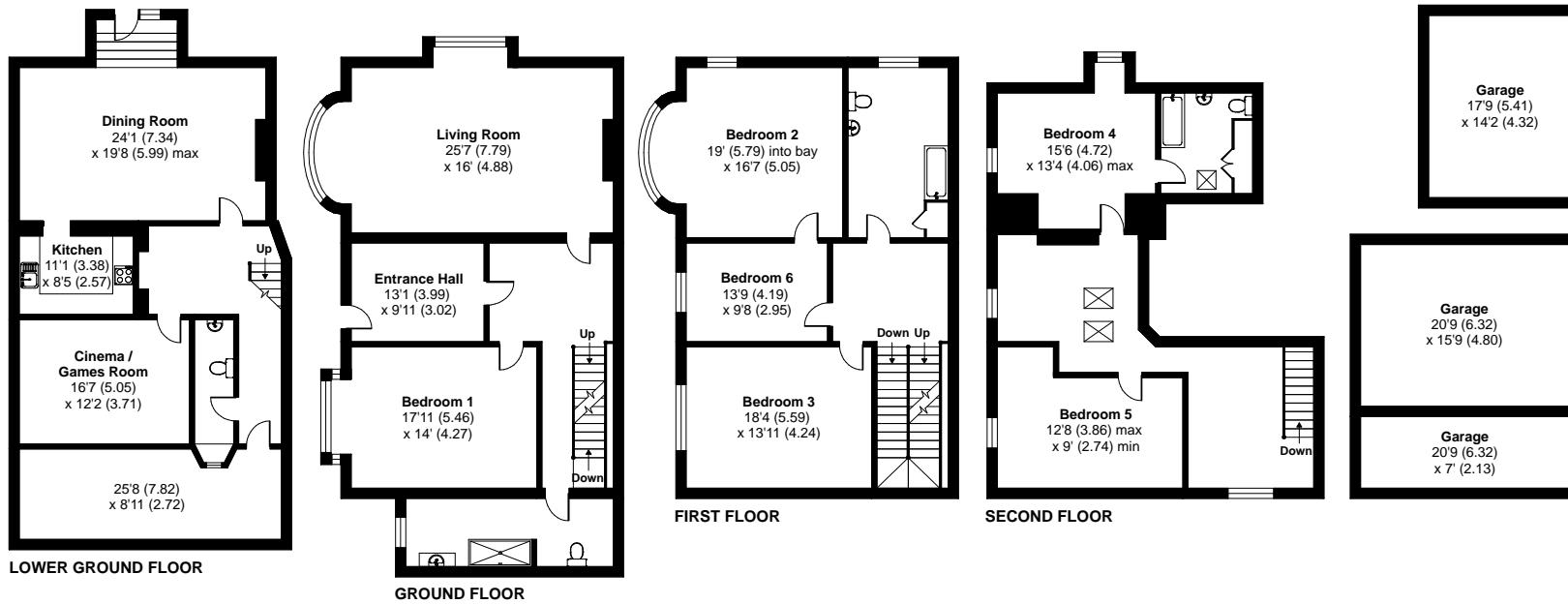
# Church Road, Stoke Bishop, Bristol, BS9

Approximate Area = 4448 sq ft / 413.2 sq m

Garage(s) = 749 sq ft / 69.5 sq m

Total = 5197 sq ft / 482.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

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