



A classic Stride family house in leafy Sneyd Park

Landfall, 20 Church Road, Sneyd Park, Bristol, BS9 1QP

Freehold





- Oak panelled reception hall
- Drawing room and dining room
- Study
- Breakfast room and kitchen
- Cloakroom
- Principal bedroom suite
- Four further bedrooms
- Family bathroom and separate WC
- Formal gardens
- Loggia and sun terraces
- Carriage drive
- Tandem garage and store
- Ornamental front garden
- Tiered rear garden with ornamental pond
- In all approx. 0.9 acres

Description

Landfall is a much loved family home enjoying an elevated status with far reaching views. Built in the 1930s by the renowned Stride Brothers, the property enjoys one of the largest plots within the road and extends to approximately 0.9 acres. Constructed from brick and rendered elevations under a pitched and tiled Brosley roof, there is an attractive Dutch gable and leaded windows, whilst internally many Stride traits remain including oak panelling,

inglenook fireplaces and the original servants bell system. There are enhancement opportunities and the discerning buyer would enjoy the scope available of not only the home but also the grounds. The property is approached via a sweeping carriage drive with plenty of parking and there is an attractive sun loggia and solid oak front door with glazed top lights and ornate brick work surround. The reception hall has classic oak panelling, a feature fireplace with oak lintel over and display





recesses, there is a former telephone room now boot room with the electric fuse boards and a cloakroom and a door to the rear garden. There are two principles rooms; both are accessed off the reception hall via double doors, the drawing room is triple aspect with a bay to the side elevation, windows over the sun loggia and French doors on to the rear sun terrace. The Inglenook is a further focal point, deep and recessed with panelling and a gas fire, with book shelving either side. The dining room has a bay overlooking the front elevation, a Minster fireplace, door to the kitchen and a further door to a little study. Sprung floors extend through the reception hall and principle rooms. The breakfast room sits adjacent to the kitchen, a cosy room with picture window overlooking the garden and some fitted cupboards, the kitchen itself is well appointed with wall and base units, Corian work surfaces and a picture window overlooking the garden. Appliances include an oven, halogen hob with extractor, plumbing for a dishwasher and space for a fridge/freezer. The side lobby provides access to the boiler room and also the garage which is more contemporary and attached. The first floor half landing has full length leaded windows surveying the garden and more elevated views over Sneyd Park. A door and discreet stair case lead to the attic room which is full height in the middle, wood-floored, which subject to consent, could be converted to additional

accommodation. There are five first floor bedrooms with some storage; the principle bedroom is triple aspect and has wardrobes and an en suite shower room. The remaining bedrooms enjoy differing views and orientations and include sinks and are served by the family bathroom and a separate WC.

Landfall is an extremely private house with an established front garden screened from the road by mature specimen trees and evergreens. There is a shaped lawn and stocked borders along the front with a climbing Wisteria adorning the elevation, the sun loggia is in an advantageous position to enjoy the front garden. The rear garden is significant and there are two sun terraces capturing the afternoon and evening sun, a deep rockery border and lawns which are three tiered. The principle lawn is level with a large ornamental pond, there is a further lower meadow garden and spinney. A pedestrian path around the periphery provides ease of access with established boundaries and there is a children's play area with a playhouse and frame. Attached to the house is a single garage which is more contemporary and leads to the former garage which is no longer accessible for vehicles but is very useful store or leisure room.

A triangle of land at the foot of Hazelwood road is also within the curtilage of the property.



Situation

Sneyd Park is a green and leafy suburb and conservation area. Sited on Quaker land this is a tranquil environment dominated by high net worth family houses, apartments and with the Parish church of St Mary Magdalene, the centre piece. Geographically, Sneyd Park lies to the North West of Bristol's commercial centre and benefits from its proximity to the historic Avon Gorge, Durdham Downs and nearby nature reserve. Neighbouring suburbs offer shops suitable for day to day living whilst Clifton and Henleaze also have supermarkets including a Waitrose. There are sport and leisure opportunities with golf courses, health and leisure clubs as well as walks and trim trails on the aforementioned

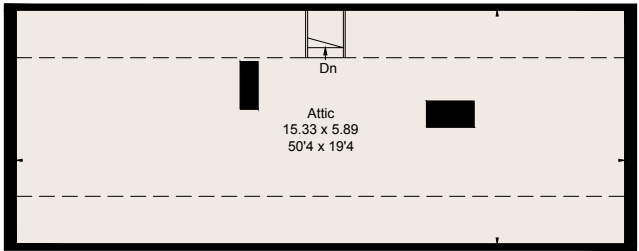
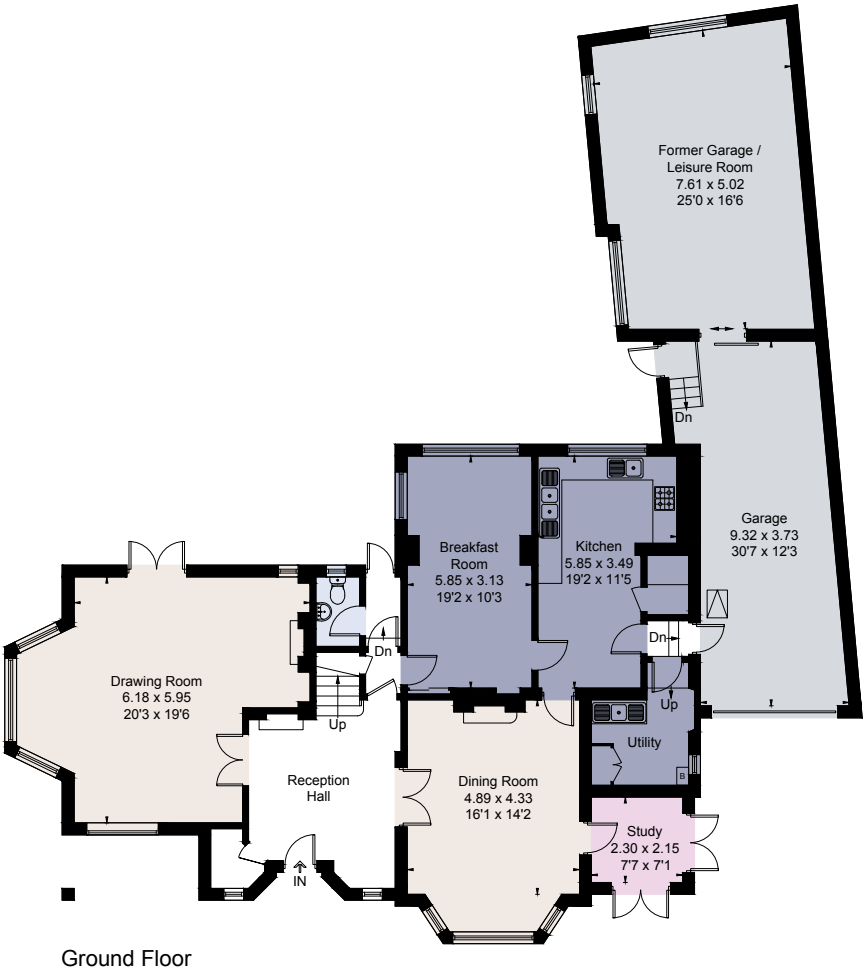
Durdham Downs. There are good primary schools in Stoke Bishop and Westbury-on-Trym as well as independent schools in Clifton. There are excellent communication links to the city (A4018 & A4) and also the motorway networks M5, M32 and M4. Bristol has two mainline train stations serving the wider country, whilst Bristol Airport has extensive flights to a number of European destinations.

Agents Comment

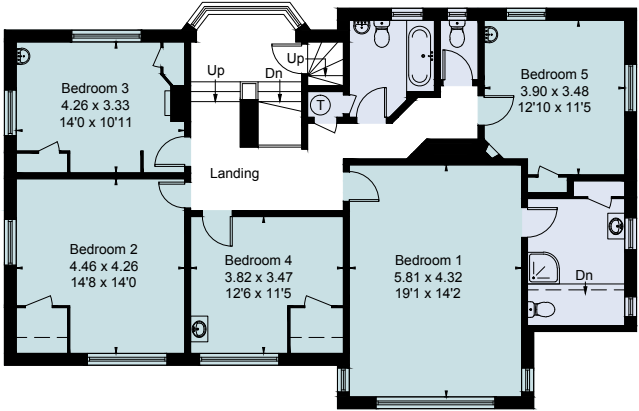
A wonderful and traditional home with amazing gardens available for the first time after nearly 40 years and offering huge potential.



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Gross internal area (approx) 365.5 sq m / 3934 sq ft (Including Attic)
Garage 70.6 sq m / 760 sq ft
Total 436.1 sq m / 4694 sq ft
Including Limited Use Area (41.6 sq m / 448 sq ft)



Second Floor



First Floor



For identification only. Not to scale. © 20.12.31.RB

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