

ELAN HOUSE

34A CHURCH ROAD • STOKE BISHOP • BRISTOL • BS9 1QT



savills

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A beautifully designed
and stylishly presented
contemporary home.

- Entrance vestibule with vaulted glazed ceiling
- Open plan kitchen/breakfast/living area
- Study
- Split level drawing room and dining room
- Gymnasium/Leisure room and cloakroom
- Rear lobby and Utility Room
- Master bedroom suite with elevated views
- Two en-suite double bedrooms
- Two further double bedrooms and a family bathroom
- Carriage drive, extensive parking and integral double garage
- Enclosed Courtyard front garden
- Raised sun deck with concealed hot tub
- Extensive tiered lawned gardens
- EPC Rating = C

Mileages – approximately

Bristol City Centre = 3 miles

Bristol Temple Meads = 4.3 miles

M5 Junction 17 = 4.8 miles

Bristol Airport = 11.5 miles





DESCRIPTION

Elan House has been the subject of an extensive enlargement and refurbishment programme by the present owner in 2017/18. The result is a stylish and beautifully presented family house combining the best in modern design and specification with flexible family living. The house is constructed from brick and cool render with a slate tiled roof and powder coated double glazed aluminium windows and doors throughout. It offers significant accommodation primarily over three floors with the benefit of several mezzanine levels. Largely open plan with generous ceiling heights and bathed in natural light, the property also takes full advantage of its elevated status and far reaching views. Standing within a significant plot, there are well orientated terraces and gardens capturing the morning, afternoon and evening sun.



Elan House is approached via a pleasantly screened and large Eastern inspired courtyard with planters and climbers including jasmine and passion- flower leading to the bespoke front door and lobby. On entry the magnificent open plan living/kitchen/ breakfast area is immediately evident. With an impressive vaulted and part glazed ceiling it is significant in scale and stylishly decorated as is the whole house., There are high vaulted ceilings with glu-lam beams, bi folding doors, under floor heating, ample light and designated functions. The kitchen is ergonomic in design with extensive cabinetry, Silestone surfaces, and a host of Neff integrated appliances. There is a substantial island and breakfast area and a more relaxed seating area with a colonial feel. A small study nook has also been created, whilst shallow steps drop down to the more formal drawing room which is split level with the dining room. Full length doors span the entire rear elevation for both rooms and enjoy an outstanding vista over the immediate sun deck and gardens beyond. Within the drawing room there is a wood burning stove and the last homage to the original 1970s structure has been retained in the form of the Australian teak timber clad ceiling. The rear lobby includes a plant room, utility room and door to the garage. From the stairwell, accessed from the kitchen and through to the dining room there is also a cloakroom and on a lower level a hobby room currently arranged as a gym with direct access to a discreet sunken terrace. A contemporary and impressive glass balustraded staircase with side windows provides access to the bedroom accommodation. There are four spacious bedrooms on the first floor, two of which are en suite and beautifully appointed with fitted wardrobes and feature luxurious shower rooms. The remaining two double bedrooms are well served by the comprehensive family bathroom with separate shower. The top floor is dedicated to the master bedroom suite with panoramic full- length tilt and turn doors and a Juliette balcony which surveys the immediate gardens and district beyond. Imaginatively designed and featuring a host of integrated wardrobes there is a free- standing bath in the bedroom and a comprehensive en suite shower room beyond.



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Approximate Gross Internal Area:

350.9 sq m / 3777 sq ft

Garage = 29.1 sq m / 313 sq ft

Total = 380 sq m / 4090 sq ft

Including Limited Use Area (17.2 sq m / 185 sq ft)

For identification only. Not to scale.

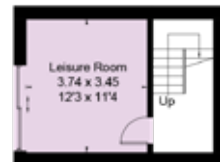


First Floor

Second Floor



Ground Floor



Lower Ground Floor



Elan House is approached via a block paved drive with ample car parking and the gardens have been professionally landscaped with well stocked flower borders offering all year-round structure, colour and perfume with Lavender, Roses and a variety of grasses. The rear garden is principally two tiered with shaped lawns and two sets of steps drawing the eye to a lower level wild garden. Fringed by mature beech hedges, some fruit trees, evergreens and other deciduous trees, the garden offers maximum privacy. The raised sun terrace provides a relaxed seating area and is ideal for alfresco dining and uniquely conceals a sunken hot tub.

A quite spectacular home combining functionality and stylish living, professionally designed and finished with superb attention to detail throughout.

SITUATION

Located in one of Bristol's most sought after districts, green and leafy Sneyd Park has peace and tranquillity and yet sits on the cusp of Durdham Downs and fashionable Clifton Village. Within the immediate environs there are nature reserves, golf courses, leisure clubs and a number of highly regarded schools both state and independents. Lying to the North West of the city there are good transport links to the commercial centre, motorway networks and train stations which offer services to a number of cities nationwide.

AGENTS COMMENT

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