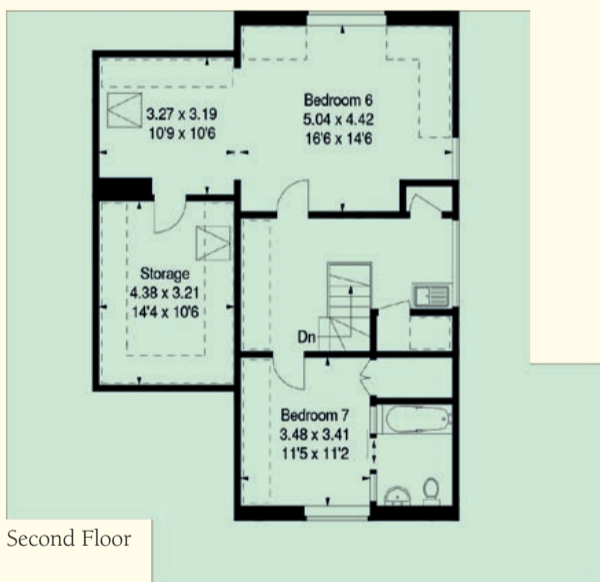


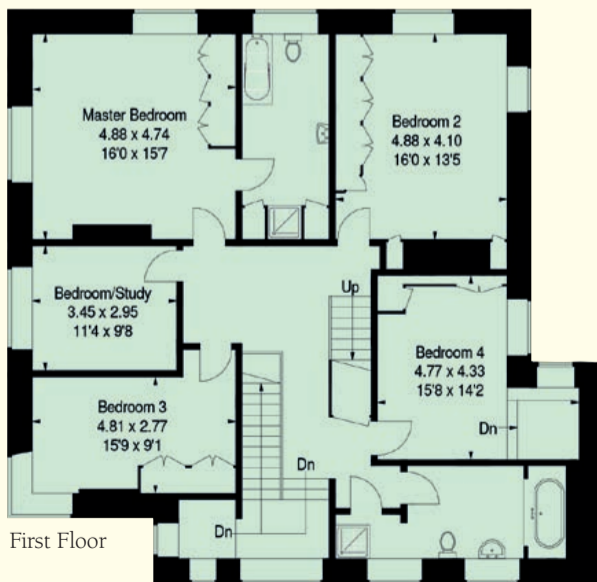
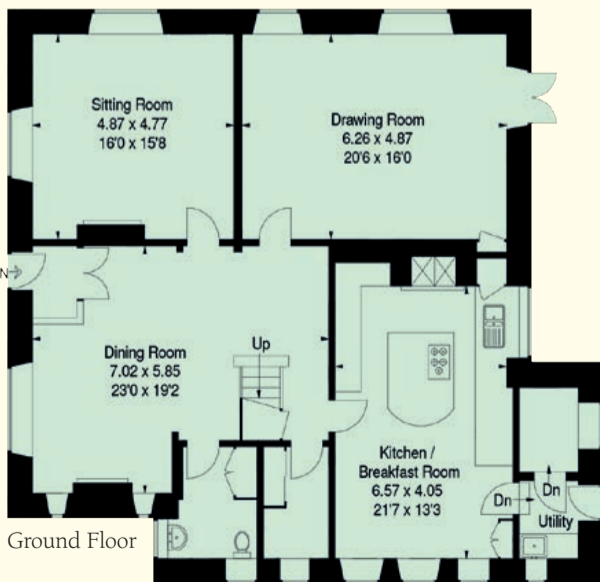
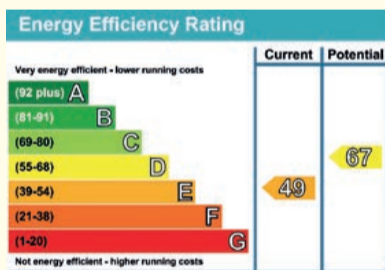


# THE CROMLECH

59 DRUID HILL, STOKE BISHOP, BRISTOL BS9 1EH



**THE CROMLECH**  
 Total Gross internal area (approx)  
 Main House = 363 sq m / 3907 sq ft  
 Garden Store = 7 sq m / 75 sq ft  
 Total = 370 sq m / 3982 sq ft  
 For identification only. Not to scale.



**Important Notice**

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# The Cromlech

59 Druid Hill, Stoke Bishop, Bristol BS9 1EH

*Period splendour and elevated views*

- Vestibule and dining hall
- Drawing room and sitting room
- Kitchen/breakfast room
- Utility, cloakroom and store
- Master bedroom suite
- Three further bedrooms
- Family bathroom
- Study
- Two top floor bedrooms
- Storeroom, kitchenette and bathroom
- Formal lawned and level gardens to front and rear
- Sun terraces and a useful outbuilding
- Gated off road car parking
- EPC Rating = E



## Description

A fine Edwardian detached house standing in an elevated position with a panorama taking in the breadth of Stoke Bishop. Constructed circa 1904 and displaying "Arts and Crafts" characteristics, this adaptable family home caters well for families young and old with three floors of living and bedroom accommodation. Constructed from stone and rendered elevations under a pitched and tiled roof, there are secondary glazed leaded windows, further traditional features include fireplaces allied with more contemporary ones and a plethora of oak beamed ceilings. The Cromlech stands within a good sized and level plot with the benefit of a walled rear garden offering good privacy and a south facing orientation.

The central axis to this family home is the substantial dining hall, oak panelled into the inglenook and with a minster fireplace. There are leaded top light windows with etched and stained glass Heraldic motifs and this is a large and welcoming space ideal for formal entertaining. There are two principal rooms which sit adjacent, the drawing room is dual aspect with French doors to the side terrace and herb garden and picture windows overlooks the rear garden with a window seat. The focal point is the Edwardian fire surround with inset fire and open flue. The sitting room is also dual aspect with secondary glazing and has a more contemporary fireplace with inset gas living flame fire. The kitchen/breakfast room has recently been refurbished by "Kitchen Needs" of Stoke Bishop and provides the perfect family environment with ample room for a dining table and dresser. There are a range of high quality wall and base units, granite surfaces and various integrated appliances including a Neff gas hob with extraction above, Siemens oven, warming plate, grill, fridge freezer, dishwasher and larder. The travertine tiled floor has under floor heating and beyond lies the utility with plumbing for a washing machine and a Belfast style sink. The boiler room doubles as a wine store. Completing the ground floor is the cloakroom and the former butlers pantry, which is a useful store. The upper floors offer ample scope for bedroom suites and the top floor could be adapted for an annexe or teenagers den. There is a mistral gallery on the half landing level with leaded opaque window display further Heraldic motifs, a beamed ceiling and an under stairs linen cupboard. The master bedroom has the benefit of built in wardrobes, replacement double glazed windows and an en suite bathroom. There are four further bedrooms, one is currently being used as a study and these are well served by the family bathroom which includes a sunken Jacuzzi bath and separate shower and the bedrooms have built in wardrobes. The top floor has a small kitchenette with room for a table and there are two large bedrooms, one of which has an en suite bathroom whilst the other is triple aspect with dormer windows, fabulous elevated views and has the benefit of a large walk in store room which could be adapted for an en suite facility should one wish, subject to consent.

Gardens are located on three sides of the house. To the front there is a five bar gate providing dedicated off street car parking. A planted



ornamental area surrounds the Cromlech, a prehistoric stone structure, from which the house derives its name. A decent strip of lawn lies to the front with well stocked evergreen borders surroundings. The rear garden is fully enclosed, lawned and features sun terraces to capture the afternoon and evening sun and has well stocked, low maintenance, evergreen borders and enjoys a southerly orientation. The rear elevation of the house is adorned with a flowering Wisteria and contained within borders are many shrubs and perennials. To the side there is an ornamental garden with Camellias, Bamboo and various shrubs providing ground cover. A useful outbuilding offers storage for garden implements and furniture.

## Situation

The Cromlech sits in the heart of Stoke Bishop, a popular district lying to the north west of Bristol's commercial centre. A popular family oriented destination close to a host of amenities, there are shops, suitable for day to day living as well as pubs, cafes and a supermarket.

There is a recreational playing field a mere stones throw and Stoke Bishop has two highly regarded primary schools. Across the Downs, which has 400 acres of open recreational space, Clifton offers excellent secondary schooling with notable independent schools including Clifton College, Clifton High School and in Westbury-on-Trym, Badminton and Redmaids. Clifton also offers a myriad of hostels, gastro pubs and eateries as well as boutiques and there are institutions including the University, Royal Infirmary and Royal West of England Academy. For sport and leisure facilities there are health clubs and tennis clubs as well as meandering walks over the nearby Kings Weston Estate. Stoke Bishop is ideally placed for the commuter with superb links to the motorway networks via the A4 and A4018 which serves the M5 and M4 respectively. Bristol has two mainline train stations with a comprehensive service to many cities nationwide and Bristol International Airport is approximately 10.9 miles distant with flights to a number of European and some long haul destinations.

