



Sancreed Lodge, Bannerleigh Lane, Bristol

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Sancreed Lodge is a gorgeous family home in a peaceful location, with four double bedrooms, an open plan kitchen and a south-facing courtyard garden.

### Summary of accommodation

**Ground floor** Sitting room | Kitchen/dining room| Double bedroom | Shower room/WC

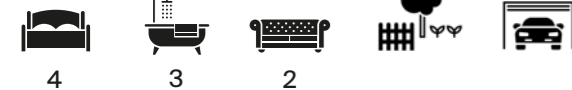
**First floor** Principle suite with ensuite | 2 double bedrooms | Family bathroom | Study

**Outside** Single garage | Conservatory

### The Property

This red brick former coach house has been converted into a beautifully light family home. The ground floor hosts the reception rooms; arranged around the south-facing courtyard which is perfect for entertaining, summer evenings and family living. The kitchen/diner is open plan with large vaulted ceilings and oak flooring throughout. The sitting room has south-facing, bifold French doors onto the patio area, is dual aspect and has an original fireplace with an updated gas fire. Bedroom four is at the front of the property, with a purpose built, accessible, shower pod. There is a downstairs cloakroom just off the entrance hall.

The first floor offers three of the four bedrooms, each with south facing aspects. The family bathroom and ensuite have been renovated recently. The principal suite has ample storage, with built in wardrobes across one wall, the ensuite has a monsoon shower and sloped window roofing, allowing natural light to flood in. Another of the double bedrooms has a Juliette balcony which looks over the garden. There is a versatile space at the top of the staircase which is currently used as a home office, with the same glass roofing as found in the ensuite, creating a naturally light space.





## Outside

There is access to a single garage at the front of the property, with an entrance at the rear of the garage to the conservatory which opens on to the courtyard garden. This south facing, enclosed space is arranged with an area of lawn and a patio, where there is a pergola arranged around a mature wisteria tree.

## Property information

**Local Authority:** North Somerset

**Tenure:** Freehold

**Council Tax Band:** G

**EPC:** E

**Guide Price:** £1,275,000

**Viewings:** By appointment through sole selling agent Knight Frank



**Approximate Gross Internal Floor Area**

**Main House = 200 sq m / 2,152sq ft**

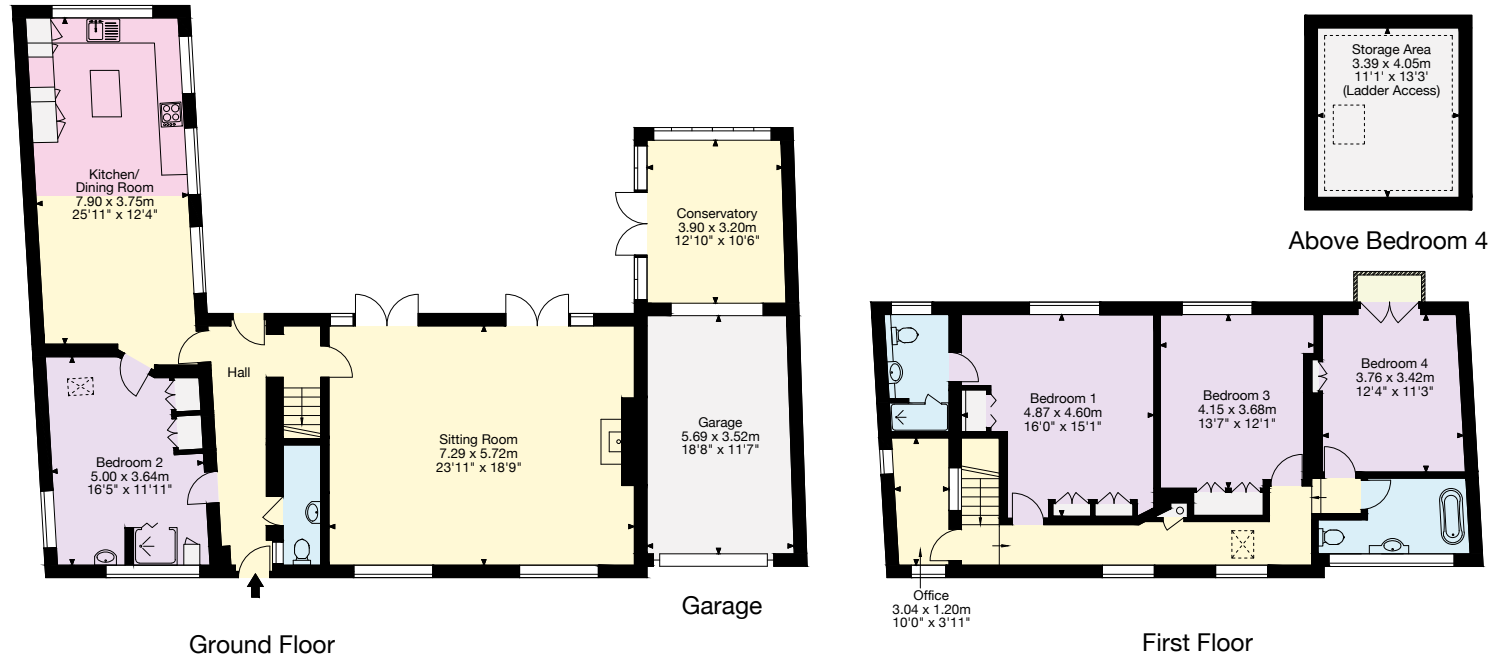
**Garage = 19 sq m / 204 sq ft**

**Total Area = 219 sq m / 2,356 sq ft**

**(Storage Area = 13 sq m / 139 sq ft)**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated September 2024. Photographs and videos dated August 2024.

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