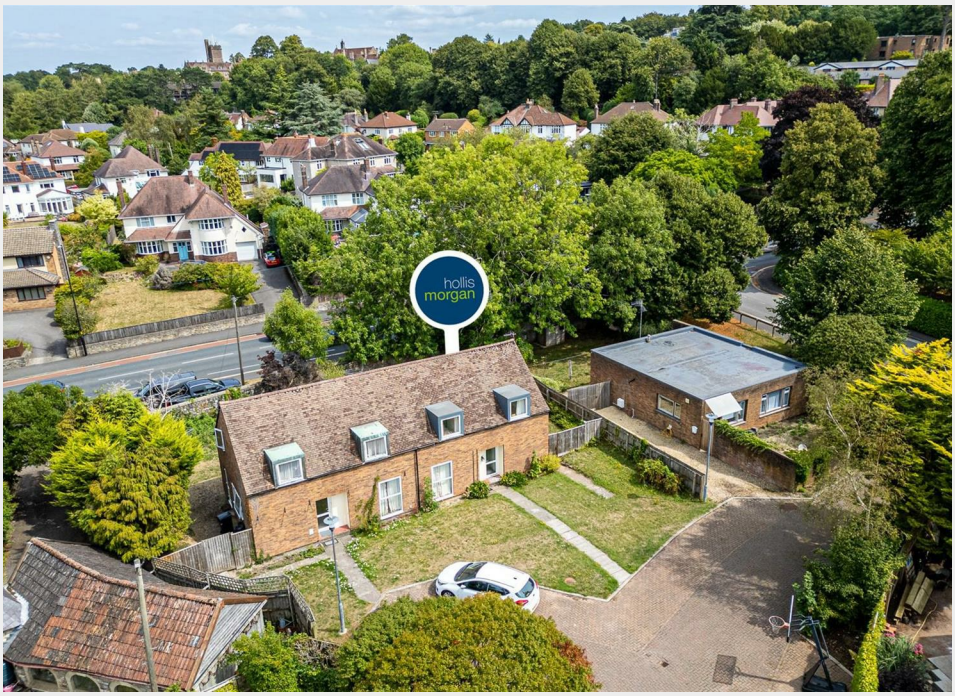
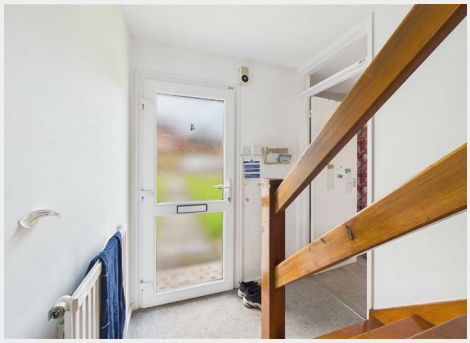
# 4 Home Farm Cottages Shaplands, Stoke Bishop, Bristol, BS9

## Auction Guide Price +++ £295,000





- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- COSMETIC UPDATING | POTENTIAL TO EXTEND
- MATURE GARDENS | PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 2 / 3 BED HOUSE ( 851 Sq Ft ) with MATURE GARDENS | Scope for COSMETIC UPDATING and EXTENSION ( stp )

# 4 Home Farm Cottages Shaplands, Stoke Bishop, Bristol, BS9 1AY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 4 Home Farm Cottages, Shaplands, Stoke Bishop, Bristol BS9 1AY

Lot Number 4

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Freehold semi detached house located in a quiet cul de sac just off Parry's Lane and moment's from Durdham Downs. The property has a generous mature plot with gardens to 3 aspects. The accommodation ( 851 Sq Ft ) is arranged over 2 floors with a reception, separate kitchen, WC and study / bedroom 3 on the ground floor whilst upstairs are two more bedrooms and a family bathroom.
Sold Free from Occupation.

Parking
There is a parking area in front of the property
Exclusive right to use the allocated parking space for each property (as appropriate).
No charges for parking specifically but maintenance contributions of 1/5 of cost of maintaining the driveway within 14 days of demand.
Please refer to online legal pack.

Tenure - Freehold
Council Tax - D
EPC - D

### THE OPPORTUNITY

STOKE BISHOP HOUSE | COSMETIC UPDATING

The property has been let for a number of years and would now benefit from some cosmetic updating but with scope to create a semi detached 2 / 3 bedroom home or investment with parking and gardens in this most sought after of suburban locations.
Please refer to independent rental appraisal.

DEVELOPMENT POTENTIAL

There is scope to extend the property to both the side and rear to provide additional accommodation.

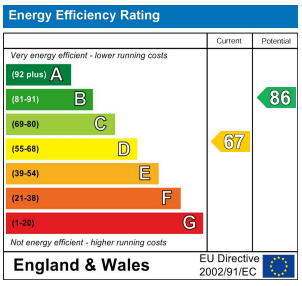
3 & 4 HOME FARM COTTAGES

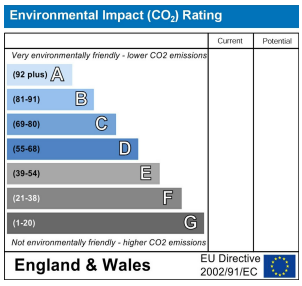
Interested parties will note the adjacent semi detached cottage ( 3 & 4 ) is in the same auction catalogue.
Combining both lots may offer further development potential or 1 large dwelling.

All subject to gaining the necessary consents.

## Floor plan

## EPC Chart





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## Auction Property Details Disclaimer

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