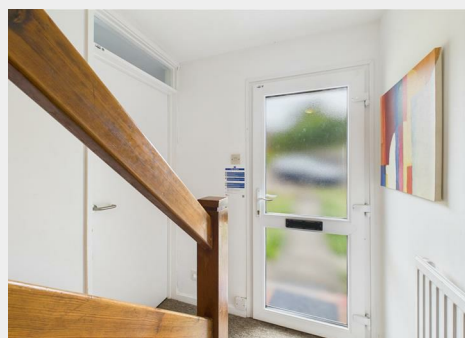


## 3 Home Farm Shaplands, Stoke Bishop, Bristol, BS9 1AY

Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- SEMI DETACHED HOUSE
- SCOPE FOR COSMETIC UPDATING
- MATURE GARDENS | POTENTIAL TO EXTEND
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 2 / 3 BED HOUSE ( 852 Sq Ft ) with MATURE GARDENS | Scope for COSMETIC UPDATING and EXTENSION (stp)

# 3 Home Farm Shaplands, Stoke Bishop, Bristol, BS9 1AY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 Home Farm, Shaplands, Stoke Bishop, Bristol BS9 1AY

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30  
Registration Deadline is on Monday 13th October 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 ( 852 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.  
There is a parking area in front of the property - please refer to online legal pack.  
Sold with vacant possession

Tenure - Freehold  
Council Tax - D  
EPC - TBC

### 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.  
All subject to gaining the necessary consents.

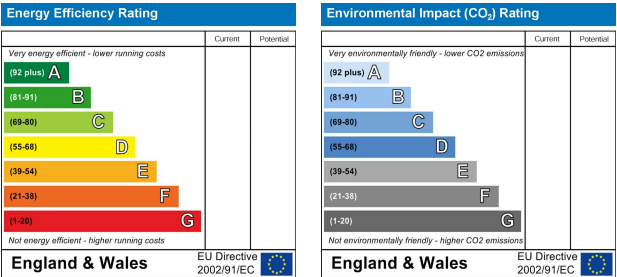
### LOCATION

Stoke Bishop is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.