

2 Slate Cottages, Manor Lane, Abbots Leigh



A sustainably built and fully renovated four-bedroom home situated in the popular village of Abbots Leigh.

Summary of Accommodation

Ground floor Entrance hall | Sitting/Dining room/Kitchen | Utility | W.C

First floor Principal bedroom with roof terrace | Bedroom | Two bathrooms

Second floor Two further bedrooms

The Property

This home has been designed and recently extended by the current owners, creating a contemporary style family home with far-reaching, rural views of the neighbouring fields. The clever design allows plenty of natural light in each room- with various windows and roof lanterns making the most of the south-westerly aspect. The home is built of sustainable materials, has an air source heat pump and an electric vehicle charging point installed and benefits of under floor heating on the ground floor.

The entrance hall opens through to the main living space which is an open plan lounge and dining room with full-length, sliding doors opening to the rear garden and roof lanterns allowing a great natural light. There are exposed beams throughout this space with solid oak and tiled flooring distinguishing the areas. The kitchen space is separated by a cleverly designed half wall and breakfast bar which creates a flow between the spaces. There is a separate utility room beyond the kitchen and a downstairs cloakroom on this floor.





On the first floor are two of the bedrooms, including the principal suite with an ensuite shower and bathroom, a dressing area and plenty of storage. All bedrooms have engineered oak flooring and windows overlooking the rear garden and beyond. There is also a well appointed family bathroom.

The second floor was an extension by the current owners, creating two further bedrooms which are currently well designed as children's bedrooms, including contemporary style sunken beds.





Outside

At the front of the property is undercover, off street parking for two cars and an electric charging point. The rear garden is laid to lawn, south-west facing and with views over neighbouring fields.

Property Information

Services: Air source heat pump and private drainage.

Local Authority: North Somerset Council Tel: 01934 888 888

Tenure: Freehold

Council Tax Band: D

EPC: C

Guide Price: £895,000

Viewings: By appointment through sole selling agent Knight Frank

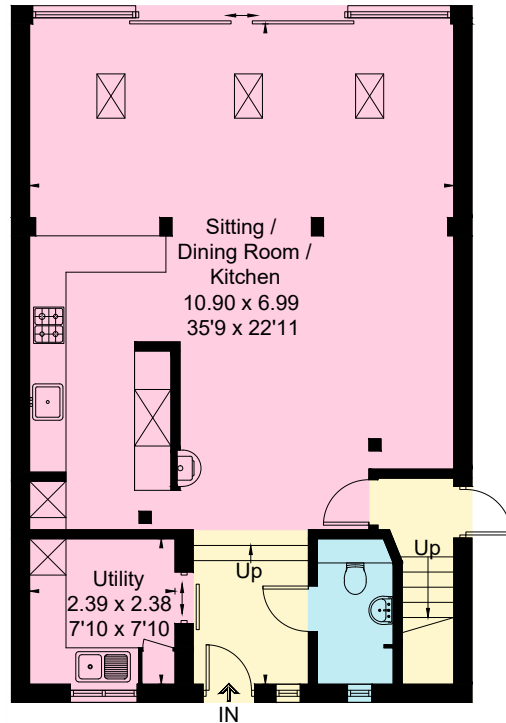


Approximate Gross Internal Floor Area

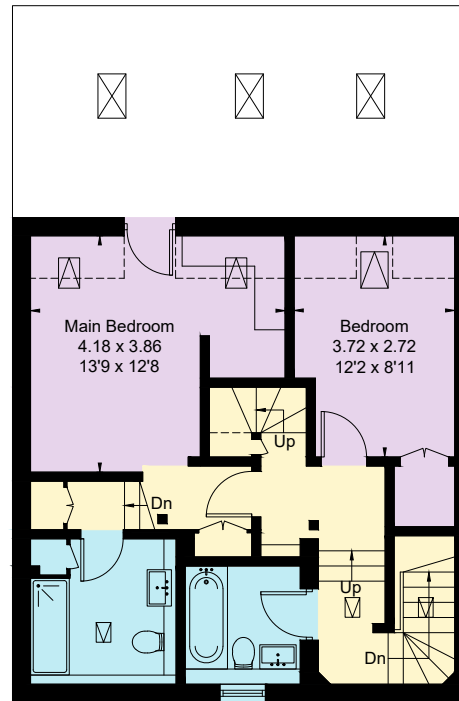
Total Area = 155.6 sq m / 1,675 sq ft



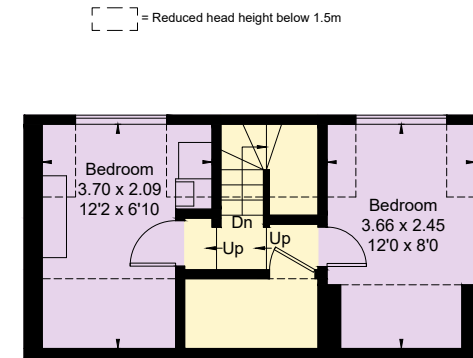
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank Bristol

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Clifton

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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