

Church Road

Abbots Leigh





A fully renovated, Grade II listed home with exceptional gardens and far-reaching views in Abbots Leigh.



Summary of accommodation

Ground Floor: Entrance hall | Dining room | Sitting room | Family room | Kitchen | Snug | Utility room | Boot room | Two WCs

First Floor: Principal bedroom with en suite and dressing room | Two further bedrooms, one with en suite | Study
Linen closet | Shower room

Second Floor: Three bedrooms | Playroom | Family bathroom

Situation

(Distances and times are approximate).



Abbots Leigh is a sought-after village near Bristol with a church, pub, cafe, and village hall nearby.



Clifton Village is two miles away via the Suspension Bridge. Junction 19 of the M5 is four miles away, and Bristol International Airport is eight miles away.



Enjoy walks at Abbots Pool, Leigh Woods, and The Avon Gorge from your doorstep.



The House

This substantial Grade II listed home (6,333 sq ft) has undergone a complete renovation in 2019 by the current owners, who have created a gorgeous family residence. The interior design has been sympathetically considered throughout and is of extremely high standard, with bold designs complimenting the original features. The house dates to the early 1800s and benefits from well-proportioned rooms and original features throughout, with a large garden of about 1.18 acres, swimming pool, outbuildings, garage and views of the Welsh hills.

On the ground floor is the entrance hall, which gives access to various reception rooms and has period, flagstone flooring and a central staircase. The formal lounge is bay fronted, with large sash windows and is beautifully decorated with accent wallpaper, original marble fireplace, stripped wood flooring and intricate ceiling light. Adjacent is a family room with a period fireplace and ornate shelving framing the rear door.

The dining room features original archways, stripped wooden flooring and an ornate period fireplace opens through to the open plan kitchen/diner. The kitchen is bespoke designed, with an electric powered AGA, an island with a breakfast bar, underfloor heating and a utility to the side, with pantry, two washing machines and a dryer.

The large seating area looks over the wide hallway to the snug, which has bifold doors opening to the rear terrace and boasts of the gorgeous views across the rear garden and beyond to Avonmouth. There is additional access to the terrace from each of the rooms at the rear of the property: the family room and sitting room.





There is a well-considered and functional boot room by the side entrance, which acts as the natural daily entrance, coming off the driveway. There is also a downstairs W.C at the rear and a further W.C off the entrance hall, with access to a vaulted cellar.

The landing on the first floor has been converted into a home office space, with the large sash windows allowing lots of natural light. On this floor is: a guest suite with ensuite shower and bathroom;

the bay fronted Principle Suite with walk in dressing room, ensuite bath and shower room and benefiting from the far reaching views to Avonmouth; a further guest bedroom, serviced by a separate shower room; two storage / linen rooms with extensive further built in storage

The second floor has 3 further double bedrooms all of which are serviced by a family bath and shower room. There is an additional reception room on this floor, currently used as a playroom.





FLOORPLAN

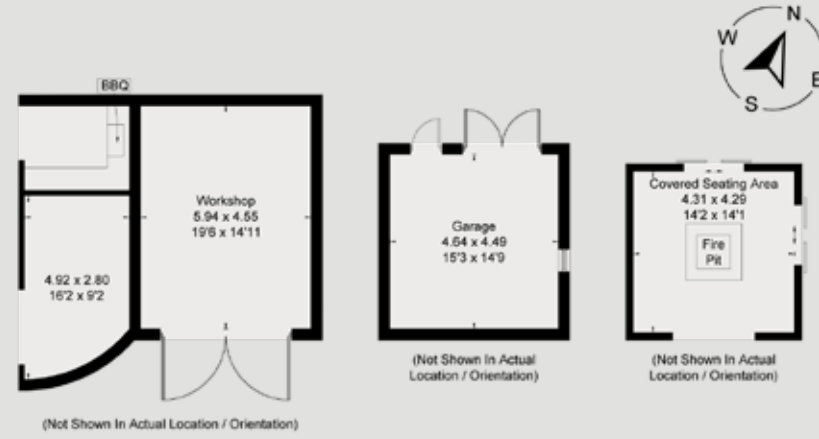
Approximate Gross Internal Floor Area

Outbuildings: 671 sq m / 722 sq ft

Total: 655.5 sq m / 7,055 sq ft

(Including Garage)

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



Gardens

Outside, the house is approached via electric gates through to the driveway, with access to two single garages and parking to the side of the house for multiple cars, there is side access to property from here. The front of the house has been gorgeously landscaped with a water feature amongst flower beds which welcomes guests to the front door.

The extensive rear garden of over an acre is private, fenced and landscaped into various areas, with views extending across the Severn towards the Welsh hills. A terrace area has been created which is perfect for entertaining featuring a pool with swim against jets and water feature, a covered seating space with gas powered fire and further covered seating in the outdoor sphere. The lawned garden has paths on either side with mature flowerbeds and trees.

There is a logstore, BBQ area, netted vegetable patch, compost stores, pool room and further covered storage. At the end of the garden is a separate area, currently used as a separate space for kids, with goal posts and treehouse.

Property Information

Tenure:

Freehold

Local Authority:

North Somerset Council

Council Tax:

Band H

Guide Price:

£3,500,000

Viewings:

Strictly by prior appointment with the agent.



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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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