



Rownham House Rownham Hill, Leigh Woods, Bristol, BS8 3PU POA

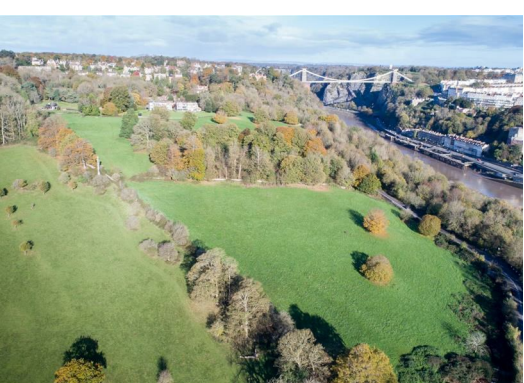
An exceptionally rare opportunity to renovate or replace a family house in Leigh Woods, which is set in a stunning and generous plot (totalling 1.82 acres and highlighted in red on the attached illustrative plan), with commanding south facing views over the City of Bristol and beyond. Further paddock land to the front of the plot with separate access and suitable for livestock, is available by separate negotiation (totally circa 17.6 acres land hatched in blue in illustrative plan).

Rownham House is situated off Rownham Hill and lies within the boundaries of the Old Dower House to the Ashton Court estate in a mostly level walled plot that offers privacy, seclusion and direct gated access onto the estate.

The property itself was a substantial family home (circa 4,090 square feet) that we are advised and as mentioned above could either be replaced, re-developed with a potential to extend in size by up to 50% of the current foot print (subject to the necessary consents).

There is also an outbuilding situated close to the entrance gates (circa 1,356 square feet) which could also be developed (again subject to planning permission). In addition to this there is a disused walled, open air swimming pool complex, again in need of renovation.

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Location

Leigh Woods is a highly sought after location on the very edge of the dramatic Avon Gorge (which is a designated sight of special scientific interest). The fashionable shopping district of Clifton is within only one mile and is accessible across Isambard Kingdom Brunel's world famous suspension bridge constructed in 1864. More comprehensive amenities within the city centre are within three miles. For the active, a host of sporting, social and recreational facilities are readily available in and around the area with two reputable golf courses in nearby Failand and Long Ashton and the beautiful open grounds of Ashton Court Estate (which the subject property has direct access on to) which is ideal for walking, horse riding and mountain biking. Leigh Woods is an area of special scientific interest rich in protected woodland and associated wildlife. Deer, rare butterflies and birdlife (including cuckoos, peregrine falcons and red lists) are prevalent adding to this truly unique and coveted environment.

Other Information

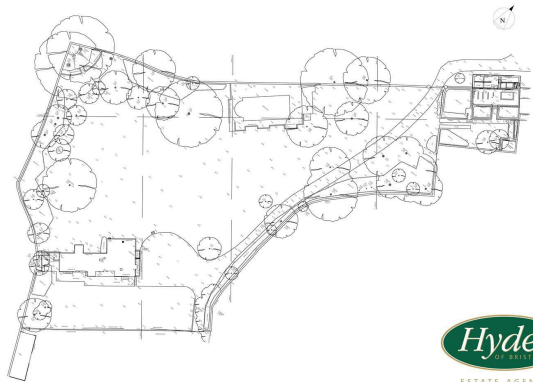
VIEWING: Strictly by prior appointment with Hydes Of Bristol. T: 0117 971516, E: post@hydes.co.uk
TENURE: We understand to be Freehold and Free.

LOCAL AUTHORITY: North Somerset Council 01934888888

AGENTS NOTE: A planning pre-application advice report available upon request from the selling agents.

Directions

Travelling from Clifton via the Clifton Suspension Bridge on the B3129 continue nearly as far as the junction traffic lights. Approximately 50 yards on the left hand side prior to the lights and opposite Church Road junction, take the slip road signposted Bristol A369. Turn left onto the main road, then approximately 250 yards down the hill turn right into Rownham Hill Close. Immediately after turning into the close (approx. 50 yards) turn right through a set of stone pillar entrance gates and continue forward to a pair of black entrance gates which is the entrance to the house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

