



THE HOUSE PILL ROAD,
ABBOTS LEIGH, BS8 3RE

GOODMAN
& LILLEY



A GOLDEN OPPORTUNITY HAS ARISEN TO ACQUIRE THIS SUBSTANTIAL DETACHED BUNGALOW OFFERING IN EXCESS OF 2,000 SQ FT OF ACCOMMODATION, SEPARATE DETACHED ONE BEDROOM ANNEXE, DETACHED DOUBLE GARAGE AND HUGE POTENTIAL FOR RECONFIGURING THE EXISTING ACCOMMODATION TO THE MAIN BUNGALOW.

Location

The property is positioned on the edge of the village accessed by a private lane and surrounded by delightful open countryside. There is great access to both Bristol and the south west of England from this location.

The Bungalow

The main bungalow currently boasts five bedrooms, four bathrooms, 22ft living room, 20ft kitchen/breakfast room, but it could easily be redesigned to make more of the vast floor space on offer.

The Annex

The neighboring detached one bedroom annexe has it's own front door entrance, bedroom, living room, kitchen and WC. It was built for the purposes of housing a dependent relative and offering independence from the main dwelling, but it could clearly be let on a long term basis or used as an Air BnB to generate income.

Outsize

The property is accessed via a sizable driveway which offers plenty of parking and could easily house a larger vehicle such as a motorhome or caravan. The driveway runs up to a very handy detached double garage. There is outside garden space to the front, side and rear.

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| • Substantial Detached Bungalow | • Over 2,000 Sq Ft Of Accommodation |
| • Five Bedrooms & Four Bathrooms Currently | • Lots Of Scope For Redesign |
| • Detached 1 Bed Self Contained Annexe | • Detached Double Garage & Expansive Driveway |
| • No Onward Chain | • Ever Popular BS8 Village Of Abbots Leigh Position |



GUIDE PRICE £800,000



Floor Plan

Approx. 190.9 sq. metres (2054.9 sq. feet)



Total area: approx. 190.9 sq. metres (2054.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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