



2 COACH HOUSE MEWS

North Road, Leigh Woods, Bristol, BS8 3PL



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A beautiful four-bedroom coach house, situated on a private road in a highly sought-after location with easy access to Clifton Village and Leigh Woods Nature Reserve.

* FOUR-BEDROOM COACH HOUSE * TWO BATH/SHOWER ROOMS * STUNNING OPEN-PLAN FAMILY KITCHEN AND DINING ROOM * SEPERATE RECEPTION ROOM * TWO ALLOCATED PARKING SPACES * PRIVATE SOUTH-EAST-FACING TERRACE * EXTENSIVE MANICURED COMMUNAL GARDENS * TURNKEY ACCOMMODATION THROUGHOUT * OFFERED CHAIN-FREE * EPC: C

Situation

Situated in the desirable village of Leigh Woods, 2 Coach House Mews is a short walk to Brunel's Suspension Bridge and less than a mile from Clifton Village, with its array of independent shops, bars, and restaurants.

Leigh Woods National Nature Reserve, a National Trust woodland, spans 2 square kilometres, offering walkways and bike paths, while opposite is the Ashton Court Estate's 800 acres of open space.

Bristol is known for its excellent schools, including The Downs, Butcombe Prep, Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids' High School, and Badminton School for Girls.

For Sale: Freehold

This exceptional four-bedroom mews coach house blends modern sophistication and classic charm.

Spanning two levels, the property features tastefully appointed interiors with contemporary conveniences, and access to well-maintained communal gardens. It is ideal for discerning downsizers or families.

Upon entering, the wide hallway is bright and functional, with sleek tiled flooring and a large storage cupboard that offers ample space for household essentials.

The downstairs WC has high-quality modern fixtures, including a heated towel rail, sink, and WC.







The reception room spans the full depth of the property and exudes warmth. Oak floorboards contrast the space's clean lines, while the cosy wood-burning stove provides an inviting focal point. Bespoke, floor-to-ceiling cabinetry offers wonderful additional storage cupboards and nook shelves.

Natural light fills the room through floor-to-ceiling triple-glazed bi-folding doors that open onto the private, southeast-facing terrace, ideal for alfresco dining or relaxing. The terrace overlooks serene communal gardens, creating a perfect indoor-outdoor connection.

The adjacent kitchen is contemporary with a wide range of high-specification integrated 'Caple' appliances and modern conveniences.

The kitchen has a selection of wall and floor-mounted cupboard and drawer storage, as well as a generous island that features dual stainless steel sinks and a boiling hot water tap. The kitchen is well-equipped to include; dual ovens, an integrated microwave, a full-height fridge and freezer, a wine fridge, a dishwasher and an induction hob and extraction.

This space also features underfloor heating and elegant tiled flooring to create a warm and inviting atmosphere. For modern living, the property is fitted with a discreet Sonos sound system in the ceiling.

The kitchen, which also opens onto the terrace, is designed for effortless indoor-outdoor living, whether for meals or entertaining guests.

A utility cupboard within the kitchen houses a Miele washing machine and tumble dryer. The home's energy efficiency is enhanced by solar panels, an Ideal combi boiler, and a large water tank, ensuring sustainability and cost-effectiveness.



Upstairs, the spacious landing leads to four elegantly appointed bedrooms.

The principal bedroom features dual-aspect windows allowing natural light and views of the communal gardens. Integrated wardrobes located just outside provide ample storage in a dressing room, and the ensuite shower room includes a walk-in shower, heated towel rail, sleek sink, and WC, offering a private and indulgent space.

The second bedroom, though smaller, offers versatility, serving as a child's room, nursery, office, or dressing room. Two additional double bedrooms with integrated wardrobes offer views of the gardens and provide ample space for family or guests.



The family bathroom, at the end of the hallway, enjoys underfloor heating and is finished with Porcelanosa tiles and includes a walk-in shower, bath, modern WC, sleek sink, and heated towel rail.

Underfloor heating on the ground floor ensures comfort, while solar panels enhance the property's energy efficiency.

Triple-glazed bi-fold doors help maintain warmth and insulation, framing views of the garden.

Bespoke cabinetry throughout adds practical storage solutions without compromising design.

Outside

The private southeast-facing terrace runs the full width of the property, offering a seamless indoor-outdoor connection, perfect for entertaining or enjoying the peace and quiet.

Beyond the terrace, two sections of beautifully maintained communal gardens, separated by an original wall and footage, are accessible.

One section has a manicured lawn, perfect for relaxation, while the second features a decorative pond and raised flower beds, creating a picturesque outdoor setting.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

North Somerset Council
Tel: 01934 888 888

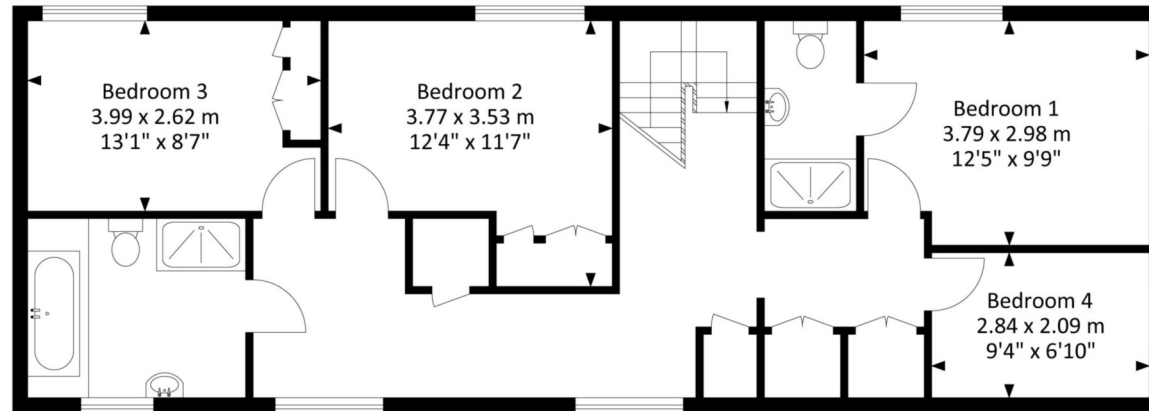
Council Tax Band: H

Directions: Postcode BS8 3PL

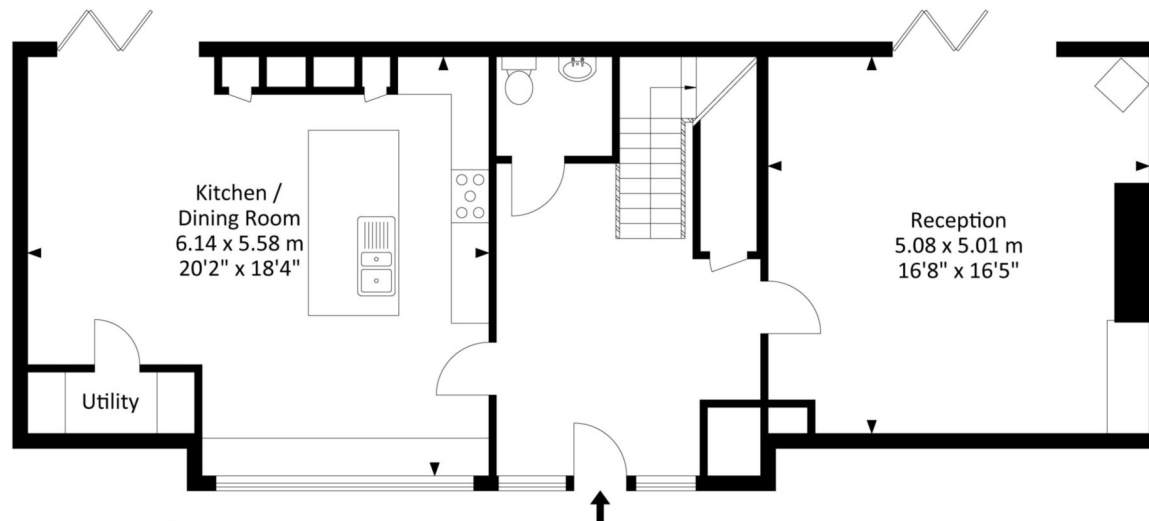
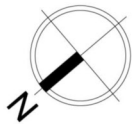


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Approx. Gross Internal Area
1671.0 Sq.Ft - 155.20 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
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.