



Friars Halt

St Mary's Road, Leigh Woods, Bristol, BS8 3PY



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A stylish four-bedroom family home in sought-after Leigh Woods, presenting a masterclass in form and function; with an enclosed rear garden, integrated double garage and sumptuous living accommodation.

Stunning family home over two floors with versatile accommodation
Beautiful 37' open plan kitchen and family room | Drawing room, dining room, study and play room | Master bedroom suite with en-suite shower room
Three further double bedrooms | Family bath / shower room | Boot-room with utility and downstairs shower | Ground floor cloakroom | Integrated double garage and off-street parking | Landscaped rear garden with outdoor kitchen and seating | EPC: D

Situation

Situated in the sought-after village of Leigh Woods, Friars Halt looks out towards the Ashton Court estate, and a little over half a mile from Clifton, with its fabulous range of independent shops, bars and restaurants.

To the North lies the Leigh Woods National Nature Reserve, some 2 square kilometres of National Trust woodland, walk-ways and bike paths; whilst almost opposite lies circa 800 acres of open public space forming part of the Ashton Court Estate.

Bristol is renowned for its schooling and many parents local to Leigh Woods have children at leading Bristol independent schools such as The Downs and Butcombe Prep; as well as Clifton College, Clifton High School, Bristol Grammar School, Redmaids and Badminton School for Girls.

For Sale Freehold

Friars Halt is a stunning family home situated in Leigh Woods; beautifully refurbished, reconfigured and redeveloped by the current owners to provide a little over 3000 sq ft of sumptuous accommodation.

The home blends seamlessly the architecture between the "old" Victorian cottage and coach house, linked by stylish and light-filled lateral family accommodation, bathed in natural light and with open views out onto the home's enclosed private rear garden.







It is a true "outside / inside" house, with multiple glazed doors opening out into the garden, complete with outdoor kitchen and level lawn – along with a large downstairs boot and shower room – perfect for those long walks or muddy Leigh Woods bike trails.

Internally, light spills in to the inner rooms from powder coated steel glazed doors and oversize skylights creating a hugely versatile footprint; with large open plan spacious off-set by smaller snugs and study rooms.

The ground floor is accessed via the entrance hall, with long views direct from the front door out to the rear garden beyond, and a picture window into the dining room.

The huge family kitchen and living room is almost 40' wide, with an expanse of glazing opening out to the garden and a sociable oversize marble topped central island and breakfast bar. There is a beautiful Everhot cooker and expanse of bespoke fitted storage, spilling into the dining room beyond complimented by a feature raised open fire and a sociable recessed window seat overlooking the garden.

The kitchen itself opens up to the original cottage – with doors into both the inner hall and snug.

Separate from the family space, via attractive powder coated steel glazed doors, is the family drawing room, again with a feature fireplace, eye-drawing double height pitched ceiling, glazed doors opening into the garden and a versatile mezzanine level above, along with stairs providing access to the master bedroom suite.

Adjacent to the kitchen is a lovely large dining room, with the third of the ground floor's four fires, fitted bench seating and a large skylight above. An easy space to while away many hours with family and friends.

Accessed from the dining room (as well as from the inner hall) is the study – with fitted storage and views over the side garden.

The inner hall itself is accessed via the kitchen, or from a side door leading from the garden, providing easy access via a pedestrian gate to the lane. Adjacent lies the play room – with the last of the four ground floor fires – and a lovely snug for families of all ages to enjoy.

Upstairs, across the footprint of the original cottage lie three double bedrooms; bedroom two is a dual aspect with views over the lane, whilst bedroom three (also dual aspect) and bedroom four enjoy views over the garden.

These bedrooms are served by a well-appointed family bathroom; complete with an enclosed shower cubicle, family bath, wash basin and w.c along with a heated towel ladder and opaque casement window.





The master suite is separate from the original cottage, accessed from the drawing room below. We particularly like the idea of "keeping" this wing as an owner's suite; somewhere to hang your best art, enjoy the fire and retreat to the bedroom above complete with its own en-suite shower room and walk-in wardrobe.

Above the drawing room is a useful mezzanine floor; currently a great space to relax with a book or, in the future (it is steeled appropriately) provide access to a possible first floor extension.

Outside

At Friars Halt one can live as much outdoors as indoors; with a beautifully landscaped and fully enclosed rear garden.

A morning coffee can be enjoyed on the rear decking, with the sun spilling onto the lawn in the afternoon and a paved dining area catching the late afternoon and evening sun, shaded by an arbour overhead.

For outdoor chef's there is a bespoke Gozney wood fired oven; perfect for everything from pizza to Sunday's roast, along with a sunken gas grill and recessed gas canister / wood storage.

For those more inclement Bristol days the house is surrounded by some of the best mountain bike trails in the city, across both Ashton Court Estate and Leigh Woods Nature reserve, as well as miles of open public space and footpaths.

The double garage can easily cope with several cars and bike storage, with direct access into the boot room for a hot shower.

In all, this is the quintessential family home; form, function and location all perfectly combined.



Services

Mains water, electricity and gas. Private drains. Gas central heating system with a mix of underfloor and traditional radiators. Double glazed throughout.

Local Authority

North Somerset Council: 01934 888888
Council Tax Band: G

Directions: BS8 3PY

Viewing: Strictly by appointment with Rupert Oliver Property Agents

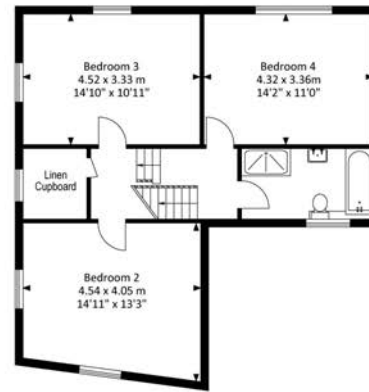


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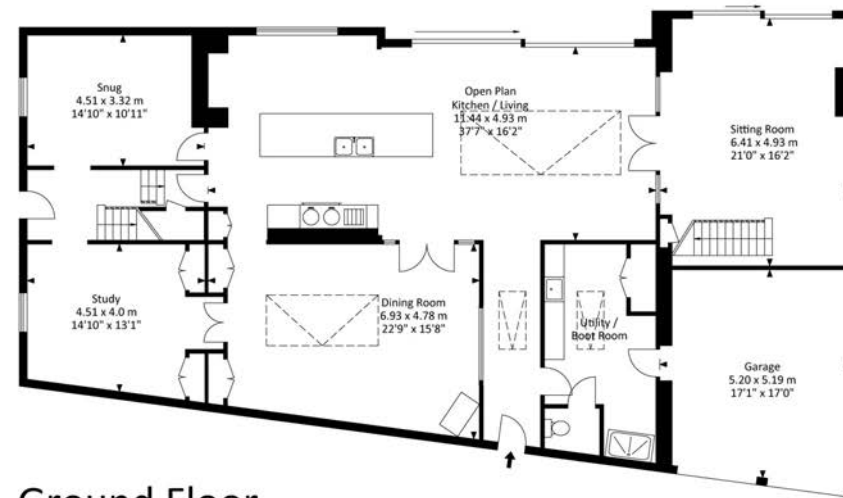
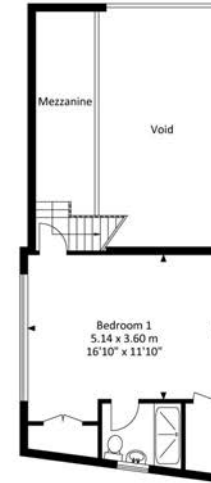
Approx. Gross Internal Area
3077.1 Sq.Ft - 285.8 Sq.M

Garage
255.7 Sq.Ft - 23.8 Sq.M

Total Area
3332.8 Sq.Ft - 309.6 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.



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