



The Penthouse, Burwalls Bridge Road, Leigh Woods, Bristol, BS8 3PD

**GUIDE PRICE £1,750,000**

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## PROPERTY OVERVIEW

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Located moments away from the iconic Clifton Suspension Bridge and a short stroll from Clifton Village, this exceptional penthouse represents one of Bristol's finest offerings. Set within a meticulously converted Grade II listed building, the residence boasts unparalleled city views.

Spanning approximately 2,526 sq ft, this luxurious three-bedroom penthouse showcases breathtaking vistas that encompass the Clifton Suspension Bridge, Avon Gorge, and sweeping southern cityscapes towards Lansdown. Accessible via an impressive communal hall with stairs and a lift, the entrance hall sets a spacious tone with engineered wood flooring throughout most of the apartment.

The sunlit open-plan sitting/dining room features exposed wooden beams, cast-iron radiators, and a gas fireplace, offering a welcoming ambiance. Adjoining is the kitchen with integrated Siemens appliances, ample storage, and a dining area, leading seamlessly to a south-facing terrace boasting views extending across Bristol toward Dundry and Lansdown.

The dual-aspect principal bedroom commands stunning views of the Suspension Bridge and Avon Gorge, complemented by fitted wardrobes and a central fireplace. It includes a four-piece en-suite with a freestanding roll top bath, separate shower, WC, and basin. Bedroom two enjoys similar panoramic views and generous storage, while the third bedroom faces westward, providing ample space. A stylish family bathroom with marble tiles, bath, separate shower, WC, and basin is accessible from the entrance hall.

Completing this remarkable penthouse is a spacious terrace ideal for outdoor seating and al fresco dining. 'Burwalls House' offers a truly unique setting amidst expansive private communal gardens with lush lawns and mature trees, providing a serene retreat just half a mile from vibrant Clifton Village.

This exceptional property also includes allocated off-road parking for two vehicles.

### Location

Burwalls is beautifully situated close to Clifton Village and adjacent to the iconic Clifton Suspension Bridge which spans the Avon Gorge. The site is located on Bridge Road about quarter of a mile from Clifton Village and approximately 2.5 miles from Bristol City Centre. The building has its own pedestrian access from Bridge Road and by car along the main estate driveway from Burwalls Road.



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# KEY DETAILS

- An Exceptional Penthouse Apartment In Grade II Listed Building
- Moments Away From Clifton Suspension Bridge In Clifton
- 3 Bedrooms
- Modern Kitchen
- Open Plan Living/Dining Area
- Off-Road Parking for 2 Cars
- Terrace For Al Fresco Dining
- Views of Clifton Suspension Bridge & The Avon Gorge

Guide Price: £1,750,000

Tenure: Leasehold

Council Tax Band: F

Local Authority: North Somerset

Vendors Onward Position:

Onward Purchase

EPC: C

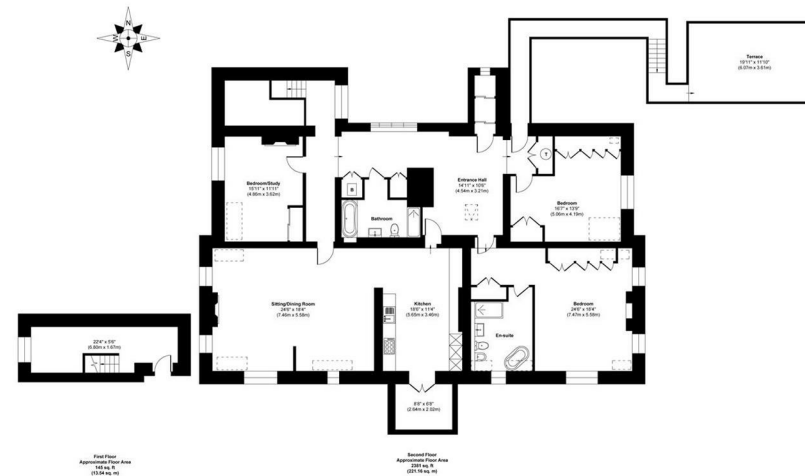
Viewing: By appointment only



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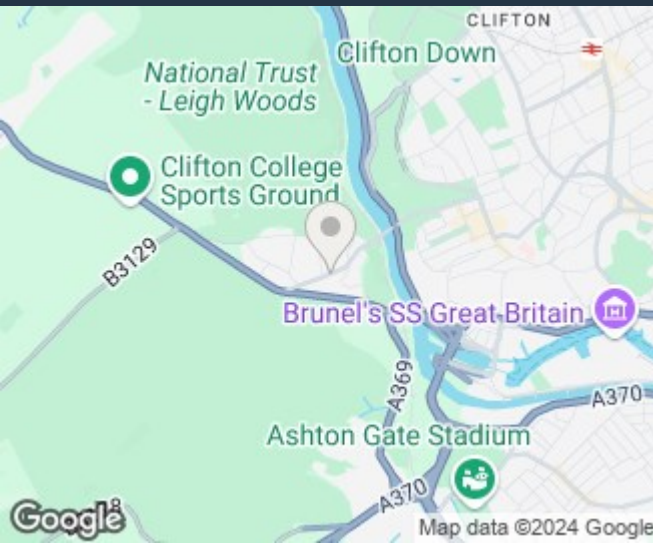
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Approx. Gross Internal Floor Area 2526 sq. ft / 234.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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