

1 The Stables, Burwalls, Burwalls Road, Bristol



An exceptional three-bedroom house with private walled gardens, parking and stunning communal grounds.

Location

The Burwalls estate sits just beyond Brunel's iconic Clifton Suspension Bridge in the immensely popular area of Leigh Woods. The whole estate underwent a comprehensive refurbishment and now incorporates a small number of luxury apartments, new build houses and the former stables building, set within approximately 4 acres of grounds. The estate and local area have an enviable reputation as one of Bristol's most exclusive addresses, with nearby amenities including Ashton Court, the National Trust forestry area of Leigh Woods and the independent shops, delis and restaurants of Clifton Village a short walk away.

Description

The Stables was extensively renovated to a very high standard and now incorporates two semi-detached dwellings found behind the secure stone boundary walls and electric gates of the estate. 1 The Stables enjoys accommodation arranged over two floors, enjoying a high degree of natural light, period charm and storage. On the ground floor, a kitchen/dining room boasts a southerly orientation and pleasant outlook through glazed sliding doors to the courtyard at the front. A generous footprint creates ample space to entertain, with a bespoke kitchen affording a range of high-end integral appliances complimented by natural stone worktops and a central island. Adjacent to the kitchen is a useful utility area and a separate W.C.

Benefiting from the afternoon sun, a bay-fronted sitting room with a wood burner overlooks the garden with a separate study room completing the accommodation at this level. On the first floor, there is a generous principal bedroom with extensive wardrobe space and a luxurious ensuite shower room. There are two further bedrooms, each with fitted wardrobes and a pleasant outlook, serviced by a beautiful family bathroom. Air-Source heat pumps supply all the heating and hot water, with underfloor heating throughout.









Outside

There are private gardens incorporating sun terrace, lawn, raised beds and mature shrubbery. The house benefits from 2 private parking spaces, plus full access to one of Bristol's most spectacular communal estate grounds which blend historic mature trees, flowering shrubbery, and extensive level lawn neighbouring the spectacular Avon Gorge.

Property information

Local Authority: North Somerset Council

Council Tax Band: F

Tenure: Share of Freehold

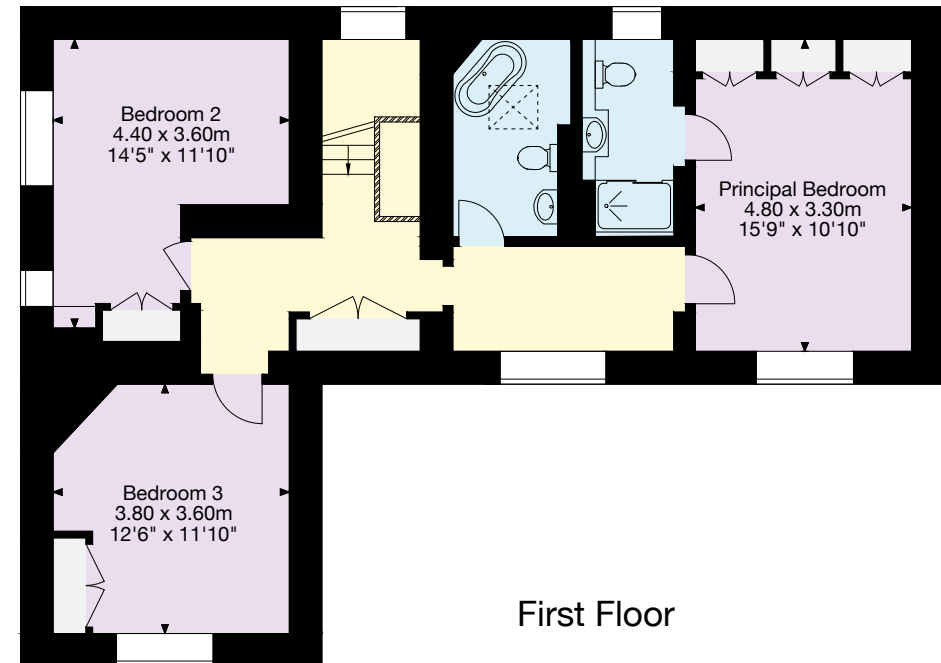
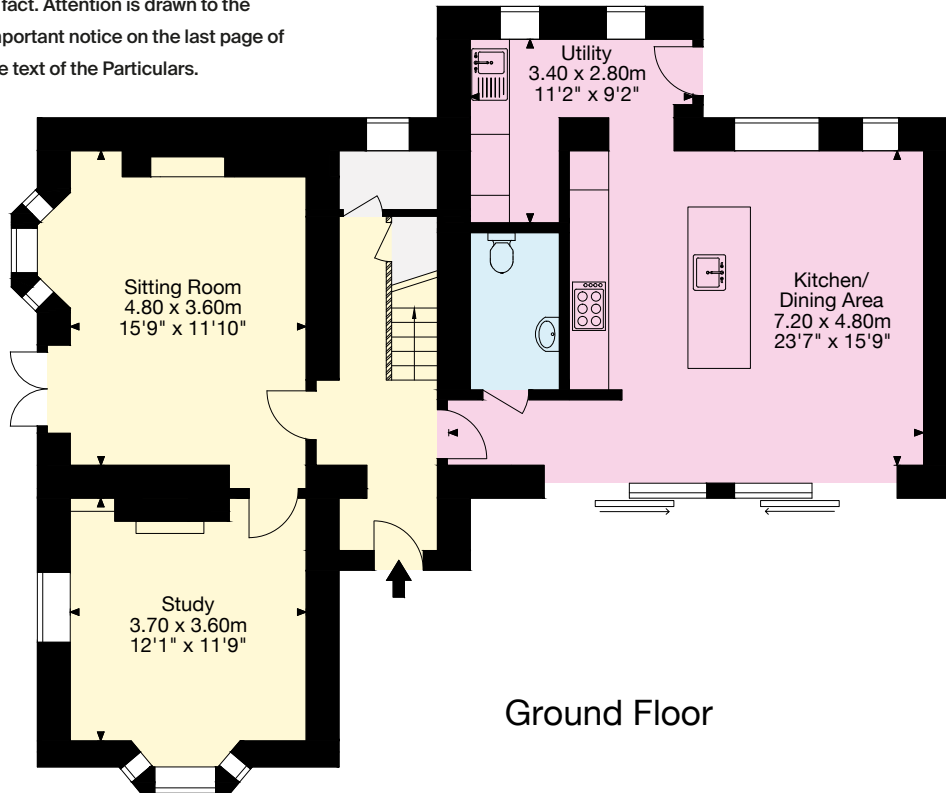
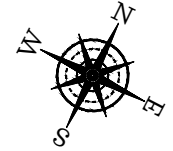
Service Charge: £2,504.83



Approximate Gross Internal Floor Area

Total Area = 164 sq m / 1,765 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@knightfrank.com



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