



Coombe Lea, Pitchcombe Gardens, Bristol



An exceptional five bedroom detached family home with gardens and garage parking.

Description

Coombe Lea is one of the principal detached family homes of Pitchcombe Gardens found in the popular area of Coombe Dingle. The established gardens border the River Trym and Blaise Castle Estate, with the wider area benefiting from a range of superb local amenities including quality local schools, shops, gyms and Henbury golf course.

Coombe Lea offers accommodation of circa 3300 sq ft arranged predominately over two floors with a clever loft extension to one side, creating two bedrooms and a family bathroom. Further extensions could be possible, subject to the necessary planning and building consent.

On the ground floor, there is a wealth of accommodation perfect to entertain or simply to relax. Enjoying a south-westerly orientation, a bright and airy sitting room affords direct access to the garden and boasts solid wood flooring and a feature fireplace, with a high degree of natural light. Central to this large home, a stunning bay fronted dining room complete with original oak panelling and solid wood flooring creates a more formal place to entertain, flowing to a further study which benefits from access to the garden as well.

Completing the accommodation at this level, a bespoke kitchen breakfast room affords a range of integral appliances and an abundance of storage, with a useful further study at the front elevation.

On the first floor, a principal bedroom faces south, commanding a high degree of natural light and storage with a tiled en suite bathroom. From a spacious landing, there is a west facing guest bedroom with extensive wardrobe space and dual aspect, with a further guest bedroom and tiled bathroom found to the east elevation. On the second floor, there are two large guest bedrooms which are serviced by a family bathroom with separate shower.

Surrounding Coombe Lea are established gardens blending extensive level lawn and mature specimen trees and shrubbery, as well as an abundance of parking and a useful double garage.



5



3



4



2





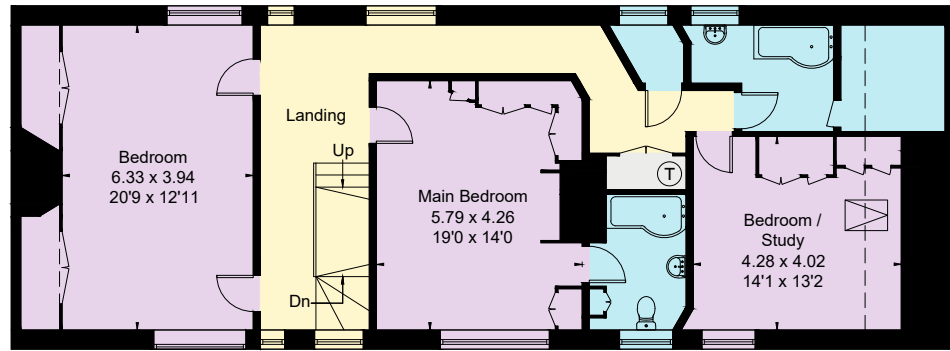
Approximate Gross Internal Floor Area

Main House = 311.4 sq m / 3,352 sq ft

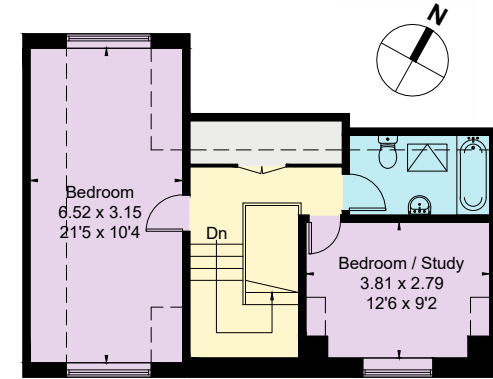
Garage/Boiler= 33.2 sq m / 357 sq ft

Total Area = 344.6 sq m / 3,709 sq ft

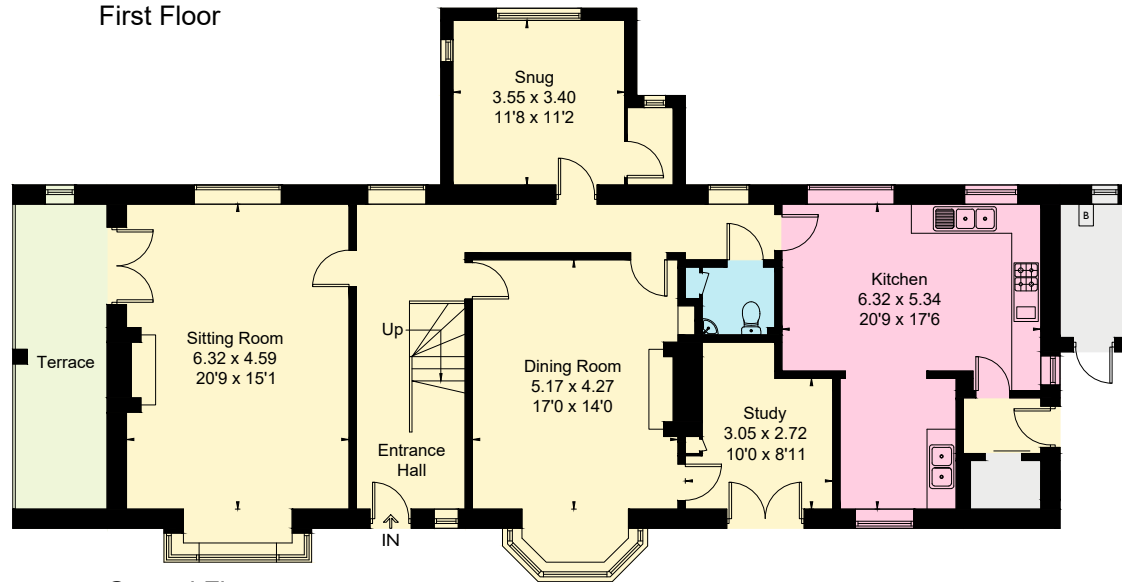
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor

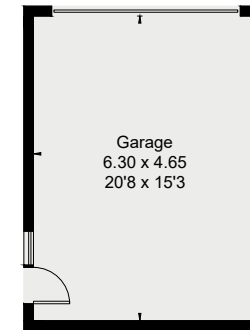


Second Floor



Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

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Particulars dated May 2022. Photographs and videos dated May 2022.

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