

# Coach House Mews

North Road, Leigh Woods





A four-bedroom mews house in Leigh Woods, offering modern living across two floors, a private terrace, communal gardens, and high-quality finishes throughout.

  
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Summary of accommodation

Main House


Ground Floor: Kitchen/dining room | Reception room | WC


First Floor: Four bedrooms, one with en suite | Family bathroom




Situation

(Distances and times are approximate)

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Located in the desirable Leigh Woods, 2 Coach House Mews is just a short walk from Brunel’s Suspension Bridge and under a mile from Clifton Village, offering a range of independent shops, bars, and restaurants.
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Nearby, Leigh Woods National Nature Reserve provides walking and cycling paths, while the expansive Ashton Court Estate offers 800 acres of open space.
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Bristol is known for its top schools, including Clifton College, Bristol Grammar, and Badminton School for Girls.





## The Property

This four-bedroom mews house is arranged over two floors, it features spacious, light-filled interiors and access to exceptional communal gardens. The entrance hall is bright and practical, with a large storage cupboard and sleek tiled flooring. There is a cloakroom which is finished to a high standard with modern fittings.

The contemporary kitchen is equipped with integrated 'Caple' appliances, including dual ovens, an induction hob, a wine fridge, and a dishwasher. It also features a large island with dual sinks, a boiling water tap, underfloor heating and a functional utility cupboard housing the boiler and laundry. The kitchen opens onto the south facing terrace, ideal for entertaining or dining.

The reception room extends the full depth of the property, with oak flooring and a wood-burning stove creating a cosy atmosphere. Bespoke, floor-to-ceiling cabinetry provides excellent storage, and triple-glazed bi-fold doors lead seamlessly onto a private southeast-facing terrace, offering views of the communal gardens.

Upstairs, the landing leads to four well-proportioned bedrooms. The master suite offers dual-aspect windows, integrated wardrobes, and an ensuite shower room. The second bedroom offers versatility, making an ideal nursery, office, or dressing room, while two further double bedrooms benefit from integrated wardrobes and garden views. The family bathroom features underfloor heating, a walk-in shower, a bath, and Porcelanosa tiles. There is an easily accessible attic storage space covering the whole of the upstairs area of the house.

The property includes underfloor heating on the ground floor, solar panels, and triple-glazed bi-fold doors.





## Outside

The southeast-facing terrace runs the full width of the property, ideal for relaxation or entertaining.

Additionally, the 2 gated communal gardens are exceptionally well-kept and beautifully stocked; one laid to lawn and the other housing a very attractive old lilly pond. The gardens are shared by only 2 further households. There is a cost to the management company of £230 per month for the maintenance of the garden, drive, lighting, cleaning, guttering and painting

The property benefits from 2 allocated parking spaces in the courtyard to the front of the property and at the end of the drive, where there is also a lock up bike store. There are further parking spaces for general use on the drive and a residents' parking area on the road.

## Property Information

**Tenure:** Freehold

**Local Authority:** North Somerset Council

**Council Tax:** Band G

**EPC:** C

**Guide Price:** £1,450,000

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



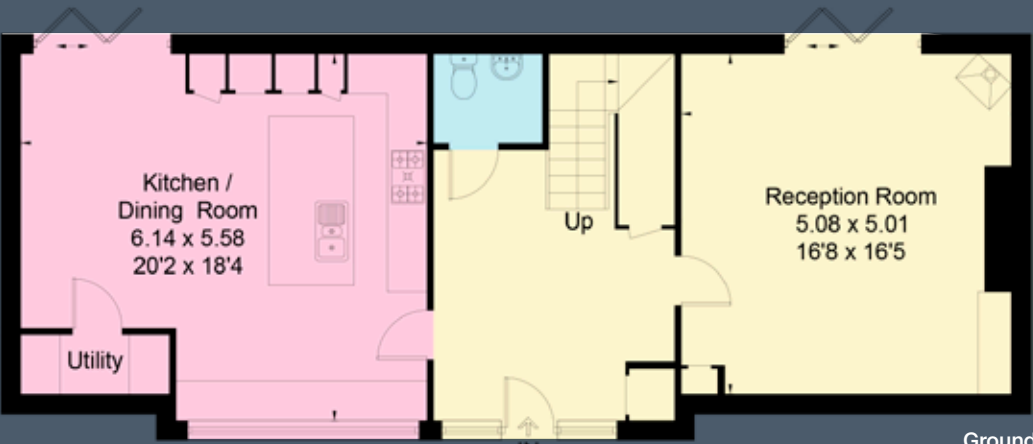
Approximate Gross Internal Floor Area

155.2 sq.m / 1,671 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



Ground Floor

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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