



**ROSAPENNA
LEIGH WOODS
BRISTOL**

ROSAPENNA, ABBOTS LEIGH ROAD, LEIGH WOODS, BRISTOL, BS8 3PX

A 1960s detached family house imaginatively designed and with a versatile configuration offering generous, open plan living space. Rosapenna has been extended over the years and caters well for a wide demographic with a significant ground floor footprint and generous bedroom accommodation on the first floor.

Located at the end of a discreet gated drive, there is ample car parking, garaging and low maintenance terraces and gardens which offer excellent seclusion, privacy and views over Ashton Court Gate House and Dundry. The property has been upgraded during the tenure of the present owners and offers an excellent open plan arrangement with solar gain from significant windows and doors and a South East, North West orientation to front and rear respectively.

The reception hall is the central axis to the home with principal rooms lying directly off. There is a bespoke front door with opaque leaded oriel inset and Travertine floors which extends throughout the majority of the ground floor. A timber tread and wrought iron balustraded semi-circular staircase provides access to the first floor. There are two generous principal rooms; the family room has sliding doors over the front terrace and down lighting. Adjacent is the ground floor en suite bedroom overlooking the fully enclosed rear garden. In the heart of the home, the sitting room has bi-folding doors opening on to the front terrace and alfresco dining area. There is a Gazco 67 Riva Convector fireplace and an interconnecting opening through to the dining area. Beyond is the comprehensive kitchen, ergonomically designed and featuring high gloss wall and base units, Quartz work tops, Quooker taps, a central island with induction hob, solid oak breakfast bar and integrated appliances. A sliding door leads to the rear terrace and garden and there is a cloakroom and utility located off the rear hall. The garden room has underfloor heating and bi-fold doors, both off the dining area and directly onto the alfresco sun terrace. Constructed from timber with K glass glazing with downlights inset and underfloor heating, this is a wonderful space to enjoy the gardens. The first floor features three bedrooms off the landing which includes a full length perpendicular window, there are low level cupboards, access to the roof void and an airing cupboard. The master bedroom is dual aspect with a dressing area and an en suite shower room. There are two further double bedrooms and these are served by a beautifully appointed family bathroom. The property is approached via a gated carriage drive culminating in a double and single garage all with automated access. There is a turning space and full width terrace to the front with steps dropping down to the level, well-tended landscaped garden. Lastly, It should be noted that the vendors previously held an approved planning consent to create additional accommodation above the garaging that, if built, would provide far reaching views towards Dundry Hill on the far horizon.

LOCATION

Leigh Woods is a location held in extremely high regard owing to the unique characteristic of neighbouring Clifton yet being separated by a designated area of outstanding natural beauty in the form of The Avon Gorge. The property is conveniently placed within three quarters of a mile of the shops, boutiques and restaurants of Clifton Village across Isambard Kingdom Brunel's world-famous Suspension Bridge. Bristol city centre and its floating harbour are within only two miles. For those that enjoy country pursuits such as walking, riding, mountain biking or local wildlife and beauty spots, a network of public footpaths are quite literally on the doorstep. A variety of beautiful walks include Leigh Woods itself, Ashton Court, The Nightingale Valley and The Avon Gorge. Bristol Temple Meads railway station provides direct links to London Paddington (approx 1.45 hours) and other UK cities. Bristol International Airport (approx 9 miles travelling distance) provides daily flights to Europe. Junction 19 of the M5 motorway (approx 4 miles travelling distance) provides links to the southwest and M4 motorway. A most convenient bus service provides an excellent link to Bristol City Centre and Portishead from outside the property. The area is well served for schooling in both the state and private sectors and has a number of health and leisure clubs in close proximity.

DIRECTIONS

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge (£1 card only toll) on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead then turn almost immediately right again into the subject property's gated driveway.

OTHER INFORMATION

VIEWING: Strictly by prior appointment with Hydes Of Bristol.

TENURE: We are advised the property is Freehold.

LOCAL AUTHORITY: North Somerset Council (01934 888888) www.n-somerset.gov.uk

COUNCIL TAX BAND: Band G (£3,414.94 payable for 2023/2024)

SERVICES: Mains electricity, water, drainage and gas (gas fired central heating). Broadband availability/ Performance – Standard (Download speed 5Mbps – Upload Speed 0.6 Mbps (good)). Superfast (Download Speed 51Mbps – Upload Speed 9 Mbps (Good)). Mobile phone coverage – (voice and data) available for EE, Vodafone, 02 and Vodafone.

Approximate Area = 276.3 sq m / 2974 sq ft
 Garages = 43.8 sq m / 471 sq ft
 Total = 320.1 sq m / 3445 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)
 For identification only. Not to scale.



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.







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