



Hydes
OF BRISTOL

“APPLEHAZE”
ABBOTS LEIGH

“APPLEHAZE”, MANOR ROAD, ABBOTS LEIGH, BRISTOL, BS8 3RP

“APPLEHAZE” IS A BESPOKE DETACHED MODERN PROPERTY OCCUPYING A CONVENIENT PLOT IN THE HEART OF ABBOTS LEIGH. BUILT IN THE 1980’S, THIS PROPERTY HAS BEEN WELL LOVED BY THE CURRENT OWNERS FOR 30 YEARS, BUT WOULD BENEFIT FROM SOME MODERNISATION. THE ACCOMMODATION IS ARRANGED WITH THE LIVING ACCOMMODATION UPSTAIRS TO ENJOY THE BENEFIT OF THE RURAL SETTING. OF PARTICULAR NOTE IS A FULL WIDTH FIRST FLOOR DUAL ASPECT LIVING ROOM WITH A GLASS DOOR ONTO A BALCONY WITH A SOUTHEASTERLY ASPECT. THE ACCOMMODATION ENJOYS 4 BEDROOMS (PRINCIPLE WITH ENSUITE), CONSERVATORY, KITCHEN, THE AFOREMENTIONED LIVING ROOM, FAMILY BATHROOM, UTILITY, AND AN INTEGRAL GARAGE. “APPLEHAZE” ENJOYS A CHARMING WALLED GARDEN TO THE REAR OF THE PROPERTY, AND TO THE FRONT THERE A GARDEN AND DRIVEWAY ACCESSED OFF MANOR ROAD THROUGH GATES ALLOWING AMPLE PARKING.

SUMMARY OF ACCOMMODATION

Applehaze is a well designed modern property that enjoys large windows allowing natural light to flood the living accommodation. Although well maintained, Applehaze offers any discerning purchaser the opportunity to put their own stamp on the property via modernisation, reconfiguration, and indeed extension subject the necessary consents.

There are Four bedrooms on the ground floor, the principle with ensuite, a family bathroom and the utility room. Bedroom 2 has previously been used as a garden room, and affords access to the large conservatory. There is also access to the integral garage, which benefits from power and light. As the staircase ascends to the first floor there is a cloakroom on the half landing, and then on the first floor is the main living accommodation.

The first floor landing is spacious and offers the potential for a dining or study area, with doors leading to the fabulous dual aspect living room that opens to a balcony. The living room divides informally into obvious sitting and dining areas, and benefits from a pass to the Kitchen. The kitchen benefits from a wide range of wall and base units, incorporating an electronic double oven, and a electronic hob with extraction over. The sink is positioned in front of the window to enjoy the village outlook.

The property is accessed from Manor Road through solid wooden gates via a driveway that offers ample parking. The front garden is mainly laid to lawn with mature borders. The rear garden is mainly laid to lawn with a wealth of mature trees and shrubs, and offers a delightful environment to unwind on a summers evening.

OTHER INFORMATION

Viewing - Strictly by prior appointment with Hydes of Bristol - 01179731516

Tenure - Freehold

Local Authority – North Somerset County Council

Council Tax Band - We understand to be band ‘F’ (£2,959.60 for 2023/2024)

Services - Mains electricity and water, private drainage and oil fired central heating

BROADBAND: Ultrafast – Highest Download Available 1000 Mbps, upload 1000 Mbps

MOBILE PHONE COVERAGE: Data and voice available for 02, EE, Three and Vodafone externally

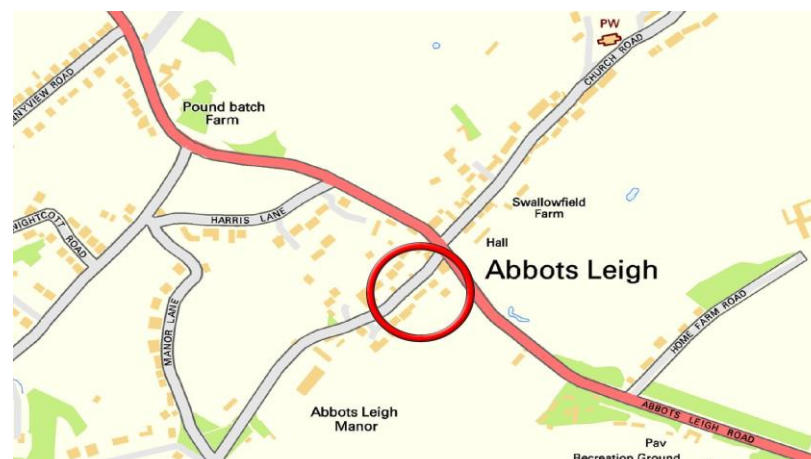
EPC – E (46) with potential of D (68)

LOCATION

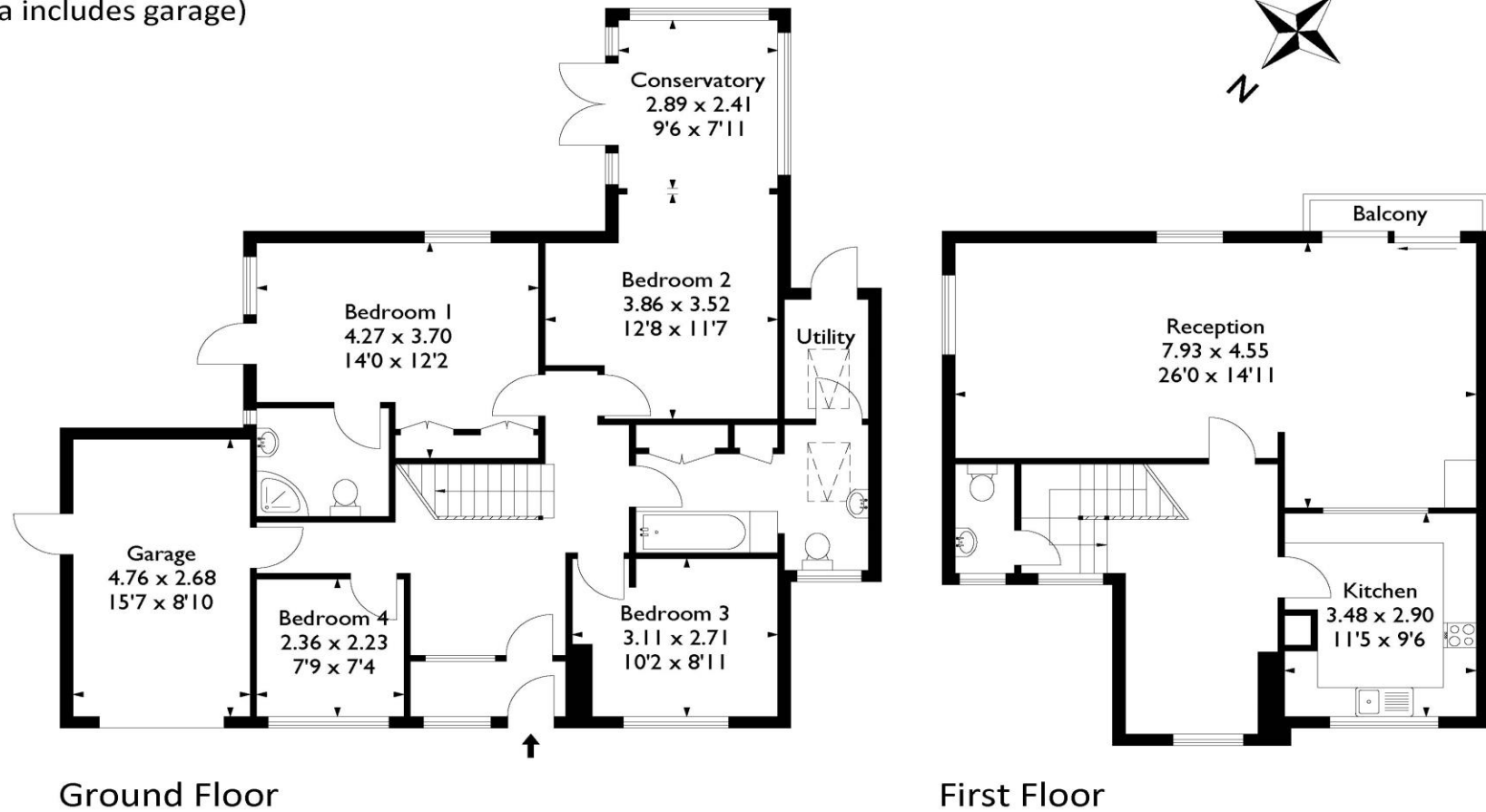
Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city with its own Church, public house and village hall all being within half a mile of the property. Clifton Village is situated approximately two miles away across Isambard Kingdom Brunel’s world-famous Suspension Bridge and the city centre approximately three and a half miles. Junction 19 of the M5 gives access to the UK motorway network and can be found within four miles and Bristol International Airport around nine miles.

For those that enjoy country pursuits such as walking, riding, mountain biking wildlife and local beauty spots, a network of public footpaths lead out of the village for the enjoyment of the surrounding countryside. A variety of beautiful walks including Abbots Pool and the Avon Gorge (in itself a designated area of special scientific interest and natural beauty) are on offer quite literally from the doorstep.

An active village community enjoys regular use of amenities such as a well-tended village field with children’s play area and boule pitch, the Holy Trinity church, a village hall with attached gymnasium and The George public house. The area is well served for schooling in both the state and private sectors.



Approx. Gross Internal Area
1612.3 Sq.Ft - 149.8 Sq.M
(Total area includes garage)



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are

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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