



BRIARWOOD
ABBOTS LEIGH
BRISTOL

BRIARWOOD, HOME FARM ROAD, ABBOTS LEIGH, BRISTOL, BS8 3QF

SUMMARY OF ACCOMMODATION

A superb detached two-bedroom home set within the heart of the hugely popular village of Abbots Leigh, sought after for its semi-rural charm and close proximity to Clifton Village and Bristol's City Centre. Offered for sale with no onward chain Briarwood offers those looking to downsize a perfect opportunity to do so or those looking to extend or create a larger family home, subject to the necessary permissions.

The property is surrounded by a much-loved garden and a generous plot totalling circa 0.5 of an acre offering a sunny aspect and a lovely outlook over the neighbouring farmland. Further to this there is plenty of hard standing to the front of the property allowing parking for a number of cars and a detached single garage. The garage has been converted into an office but could easily be returned to garage use if necessary.

OTHER INFORMATION

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

COUNCIL TAX BAND: E - £2372.30 payable for 2022/2023

SERVICES: Mains electricity and water supply. Private drainage LPG bottled gas (central heating) and facilities for high speed broadband internet.

ENERGY PERFORMANCE RATING: D (Potential of C)

TENURE: Freehold

VIEWING: Strictly by appointment with sole agents Hydes of Bristol

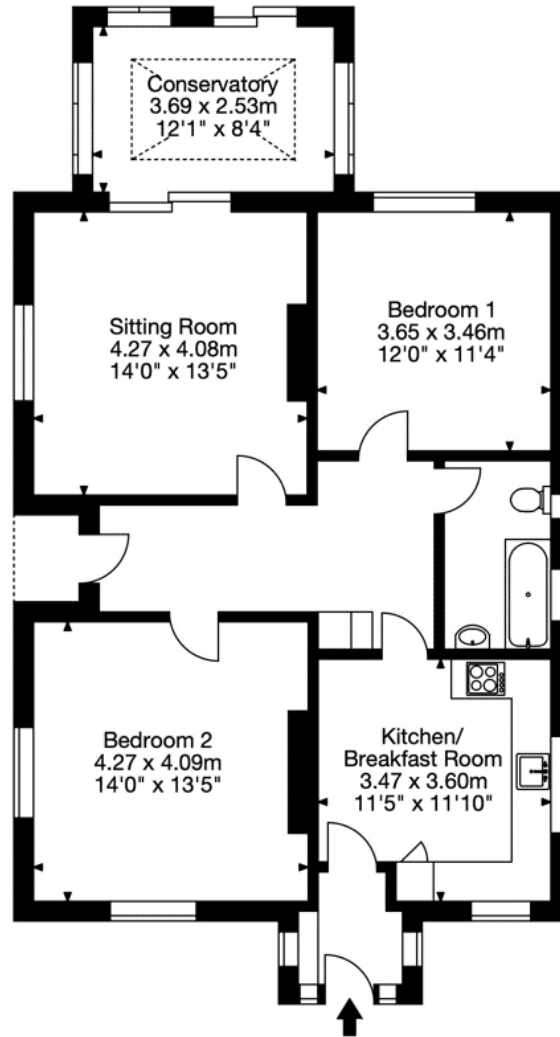
LOCATION

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, cafe, 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.

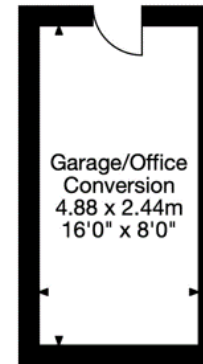
For those that enjoy country pursuits such as walking, riding, mountain biking wildlife and local beauty spots, a network of public footpaths lead out of the village for the enjoyment of the surrounding countryside. A variety of beautiful walks including Abbots Pool and the Avon Gorge (in itself a designated area of outstanding 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, The George public house and The Bike Shed cafe. The area is well served for schooling in both the state and private sectors.

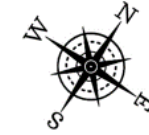
Briarwood,
Home Farm Road,
Abbots Leigh,
Bristol BS8 3QF
Main House
1012 Sq Ft - 94 Sq M
Outbuilding
129 Sq Ft - 12 Sq M
Total Area
1141 Sq Ft - 106 Sq M



Ground Floor



Outbuilding



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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