



YEW TREE HOUSE
ABBOTS LEIGH
BRISTOL

YEW TREE HOUSE, HARRIS LANE, ABBOTS LEIGH, BRISTOL BS8 3RZ

A unique opportunity to acquire a truly individual architect-designed detached residence, Yew Tree House was constructed in 2007 to an exacting specification rarely seen. Offering approximately 4,829 sq. ft. of accommodation, this striking contemporary home is arranged across two floors, showcasing a wealth of stunning architectural features.

Set within a mature landscape approaching a third of an acre, with a south facing main garden, large outdoor patio area and cascade water feature. The property occupies an elevated position with far-reaching views to the Bristol Channel and towards the Welsh Hills.

A paddock of approximately 1.1 acres, located directly opposite the house, is also included. The paddock is currently used as a kitchen garden, featuring seven varieties of apple trees, a mulberry tree, a 10-metre polytunnel, areas for cut flowers, and space for growing vegetables.

LOCATION

Abbots Leigh is regarded as one of the most prestigious villages on the outskirts of Bristol. The property is within easy reach of:

- Clifton Village (approx. 2 miles via Brunel's Suspension Bridge)
- Bristol City Centre (approx. 3.5 miles)
- M5 Junction 19 (approx. 2.2 miles)
- Bristol International Airport (approx. 8 miles)

The village offers an active community with its own church, pub, acclaimed café, gym, and village hall, all within a short walk. Outstanding countryside surrounds the area, including **Leigh Woods, Abbots Pool, The Avon Gorge** and **Ashton Court Estate**, providing exceptional walking, riding and cycling.

DIRECTIONS

From Clifton. Cross Clifton Suspension Bridge (B3129). At the lights opposite Ashton Court, turn right onto the A369 towards Portishead. Continue straight through the next set of traffic lights and after half a mile pass *The George* public house on your left. Take the next left onto Harris Lane.

From M5 junction 19. Turn onto the A369, driving into the village ignore the satnav right turn via Sandy Lane, and continue for a few seconds to the right turn onto Harris Lane.

KEY FEATURES

- Striking contemporary home designed by a leading Bristol architect (built 2007)
- Approx. 4,829 sq. ft. of versatile open-plan accommodation
- Galleried double-height living space with glass staircase and full-height glazing
- Six bedrooms with en suite bathrooms, all with fitted wardrobes (Silenia and Ligne Roset) and balcony access (c. 260 sq. ft.)
- Contemporary kitchen by Italian designer *Effetti* with Miele appliances & quartz worktops
- Second kitchen with Neff oven, hob and extractor in the utility room.
- Luxury bathrooms appointed by *Kerameg, Laufen* and *Duravit*,
- First floor cinema room with adaptable space for media, work or leisure
- Underfloor heating throughout (limestone, marble & Junckers oak floor finishes)
- Environmental features: solar panels, photovoltaic system, rainwater harvesting, heat exchange system
- Integral large double garage with Hermann insulated doors, tiled floor & adaptable partitioning.
- A 1.1 acre paddock with direct pedestrian access opposite the house. N.B. The title of the paddock has an overage clause on it.

OTHER INFORMATION

Viewing: Strictly by prior appointment with Hydes Of Bristol.

Tenure: We are advised the property is Freehold.

Services: Mains electricity and water, private drainage, oil fired central heating (boiler under guarantee until 2028) supplemented by solar panels and connection to ultra-fast broadband. Internet Speeds (Source Ofcom): Broadband 23Mbps (Standard) or 1000 Mbps (Ultrafast).

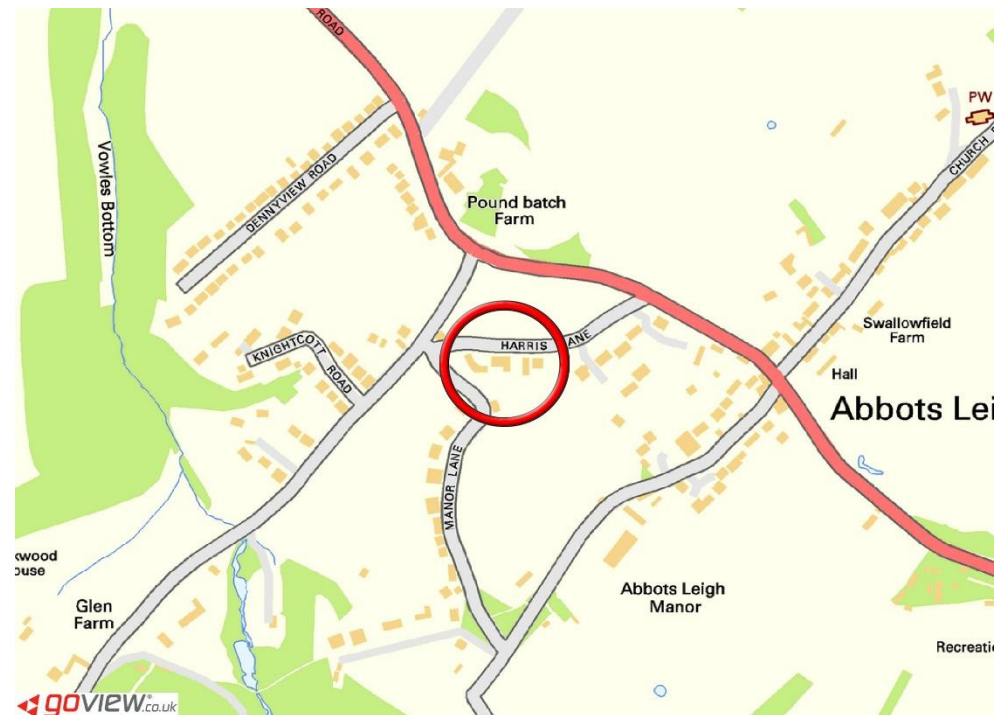
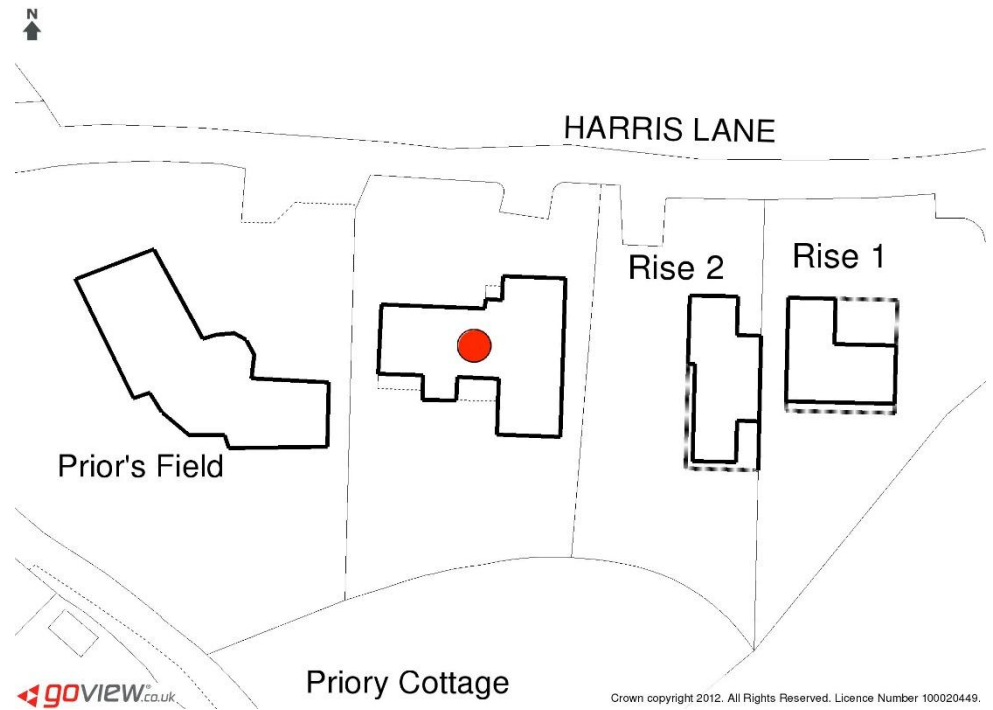
Local Authority: North Somerset Council: T:01934 888888 or www.n-somerset.gov.uk. **Village Web Site:** www.abbotsleigh.org.uk

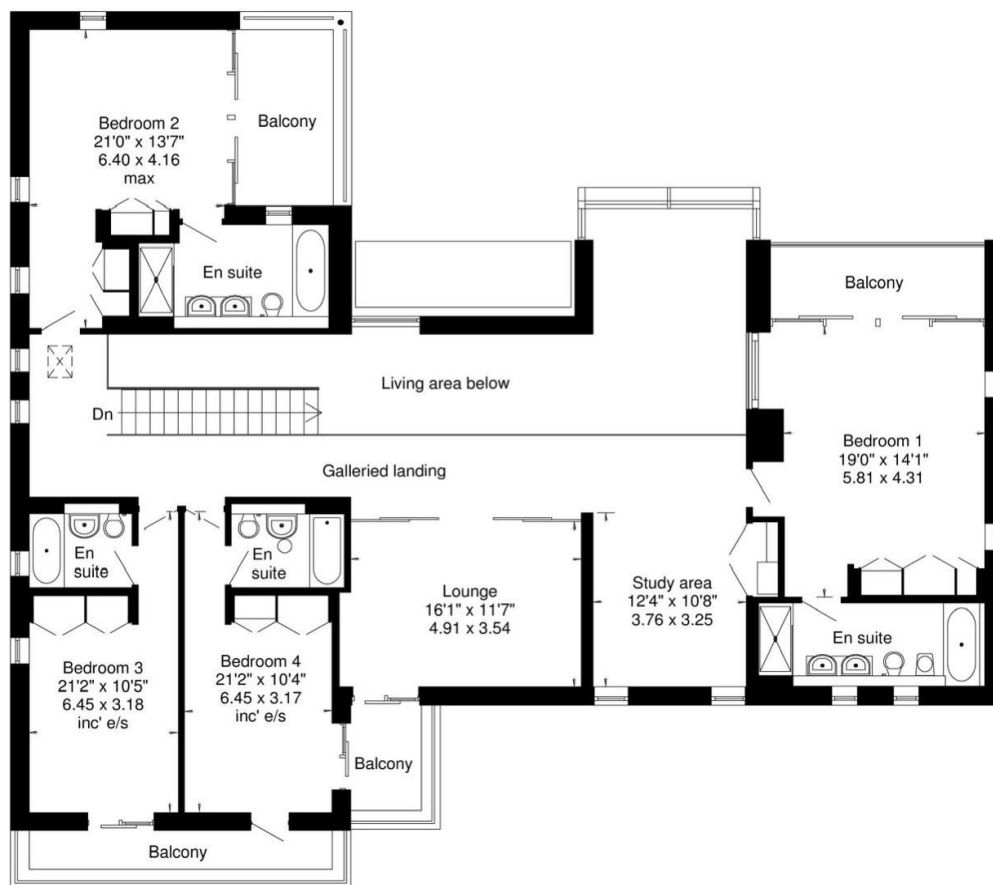
Council Tax Band: Band H (£4,508.52 payable for 2025 to 2026)

Energy Performance Rating: C (72) with potential of C (72)

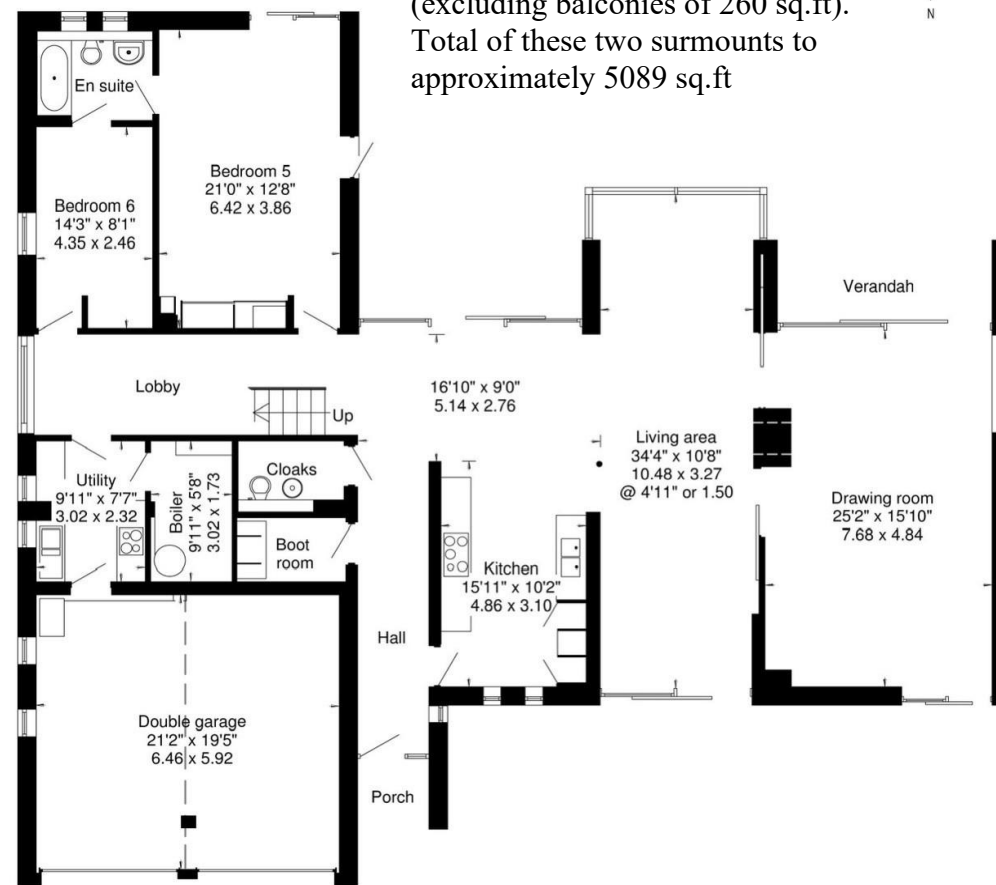
Agents Note: The paddock land is a separate freehold title to the house and is being sold with an overage/uplift agreement for any development in the future. Please refer to the agents for more details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



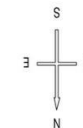


FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Floor
Area of 4829 sq.ft (449 sq.m)
(excluding balconies of 260 sq.ft).
Total of these two surmounts to
approximately 5089 sq.ft



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 Property Misdescriptions Act, 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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