



## Yew Tree House

Harris Lane, Abbots Leigh, Bristol, BS8 3RZ





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**A perfectly proportioned circa 4800 sq. ft six-bedroom modern family home on a sought-after lane in Abbots Leigh.**

Stunning architect designed detached family house | Circa 4800 sq. ft of internal accommodation with six double bedrooms and five bathrooms (all en-suite) | Sumptuous light-filled double height open plan dining room with bespoke Italian kitchen, separate breakfast area and galleried landing above | Separate full-depth sitting room | First floor cinema room / family room | Utility room, plant room, boot room and downstairs w.c. | Integrated double garage | Private and tranquil south-facing rear garden with dining area, outdoor lighting and water feature | Gated off-street parking for several cars | Circa 260 sq. ft of balcony space | In all circa 0.3 of an acre | EPC: C

## Situation

Abbots Leigh is a prestigious and sought-after village just 2.1 miles west of Clifton village and circa 2.5 miles east of J19 of the M5.

The village, complete with a popular community owned pub and village hall, provides the perfect backdrop for families looking to live beyond the hustle and bustle of Bristol yet be closely connected to its superb amenities.

Surrounded by open countryside with distant views across open fields to the Bristol Channel the house provides plenty of space for families of all ages and size to enjoy.

Bristol is renowned for its schooling and many parents local to Abbots Leigh have children at leading local independent schools such as The Downs (Wraxall) and Butcombe Prep; as well as Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids and Badminton School for Girls.

## For Sale Freehold

Peace, privacy and tranquillity are the three words most often used by the owners of Yew Tree House to describe their time here.

Commissioned by the current owners and designed by Mike Richards of Inscape Architects the house exudes natural light whilst seamlessly affording a jaw-dropping "wow factor" with homely and versatile day to day family living finished in either stripped wood, marble or limestone flooring throughout.







Aside from the front & garage doors no fewer than 12 further doors open to either the garden or one of the four first-floor balconies, truly bringing the "outside in"; whilst state of the art tech including a mechanical heat recovery system, roof mounted solar panels and remote operated sun-blinds moderate the ambient temperature and keep running costs to a minimum.

From the generous front drive with off-street parking for several vehicles, the house is set into the middle of its plot; with far-reaching views to the north across the Severn estuary to Wales, and a fully enclosed, very private south-facing garden to the rear.

The front door opens into a dramatic ground floor living space; with underfloor heating running throughout the house the architecture is left to sing, and the entrance hall opens to a double height vaulted ceiling, with a galleried landing above and expanse of heat reflective glazed windows flooding the space with light. It is of no surprise the house is in such high demand for tv and photo shoots!

The versatility of this space is superb and can be configured to suit families of all ages and size. The bespoke Italian kitchen is at the heart of it and flows between the dining space and 34' living area flowing out to both the front and back gardens.

Adjacent to the living space is a full-depth dual aspect drawing room; also opening out to both front and rear gardens. Through a pair of discreet sliding pocket doors this room can be opened up to the main living accommodation for parties and get-togethers or sealed off for more privacy and intimacy whilst sharing a feature dual-sided fireplace with the open plan living area beside it.

To the opposite end of the hall are a pair of bedrooms sharing a well-appointed en-suite "Jack & Jill" bathroom.

This suit of rooms are perfect either as a pair of bedrooms, but equally as a guest suite or older children's suite providing them with a private sitting room, bedroom and bathroom space opening out onto the rear garden.

The current owners have gone a step further and created a small kitchenette in the utility room (opposite) to give the occupiers of this space further independence from the main house.

Overlooking the dramatic floor space below the stunning galleried landing is accessed via a bespoke steel and glass staircase with "Bauhaus" inspired stained glass detailing to the top, and runs for two thirds of the width of the house, culminating at the far end in the principal bedroom suite.

This presents an expansive bedroom space, beautifully appointed en-suite bath & shower room and access to its own private balcony, as well as a sliding door opening to a Juliet style balcony overlooking the open plan floor space below.





To the other end of the landing is a superb corner guest suite, again with access out onto its own balcony and beautifully appointed en-suite bath & shower room.

Opposite this space lie two superbly appointed bedrooms – perfectly book matched to avoid any arguments over size or specification! They each open onto a shared balcony with lovely views across open country to the Severn channel and each have an en-suite bathroom and fitted wardrobes (as do all the bedrooms in the house).

Towards the middle of the landing is an enclosed reception space currently used as the family cinema room but equally adaptable to a number of other uses. The landing opens up beyond this and the current owners use this generous open landing space as their home office. If an enclosed space was needed however the cinema room offers the perfect solution – complete with access to another balcony for some much-needed break-out time.

Aside from the utility room, the ground floor also offers a cloakroom with w.c as well as a generous boot room for coats and boots.

The double garage is integrated within the house and accessed internally via the utility room; with access to a separate plant room, which is also useful for drying and ironing clothes.

#### Outside

The rear garden at Yew Tree House typifies the owner's description of peace, privacy and tranquillity; south-facing with an expanse of paved terrace for outdoor dining, a subtle water feature (illuminated at night) and mature level lawn dotted with specimen trees for shade and year 'round colour and form.

It is a true haven.

To the front an electric gate rolls back to provide secure off-street parking for several cars, in addition to the double garage, with a deep front lawn setting the house comfortably back from the lane.

To the side is a bonded 1800 litre oil tank and rain harvesting system.

**SERVICES:** Oil-fired central heating. Roof mounted solar photovoltaic panels. Mains water and electricity. Private drainage (septic tank). Full Fibre broadband available by contract with supplier.

Mechanical Heat Recovery System. Glazed and rendered exterior with a zinc roof

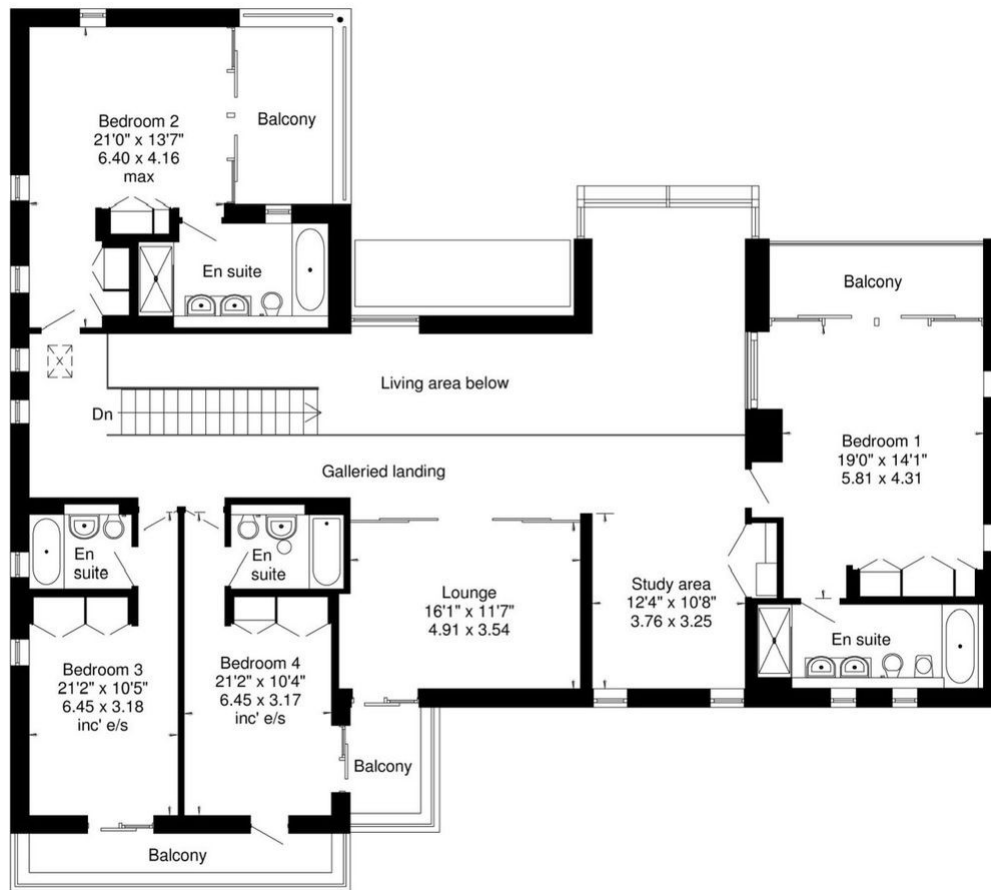
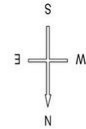
**Local Authority:** North Somerset Council – 01934 888 888  
**Council Tax:** Band H

**Directions:** Post Code BS8 3RZ

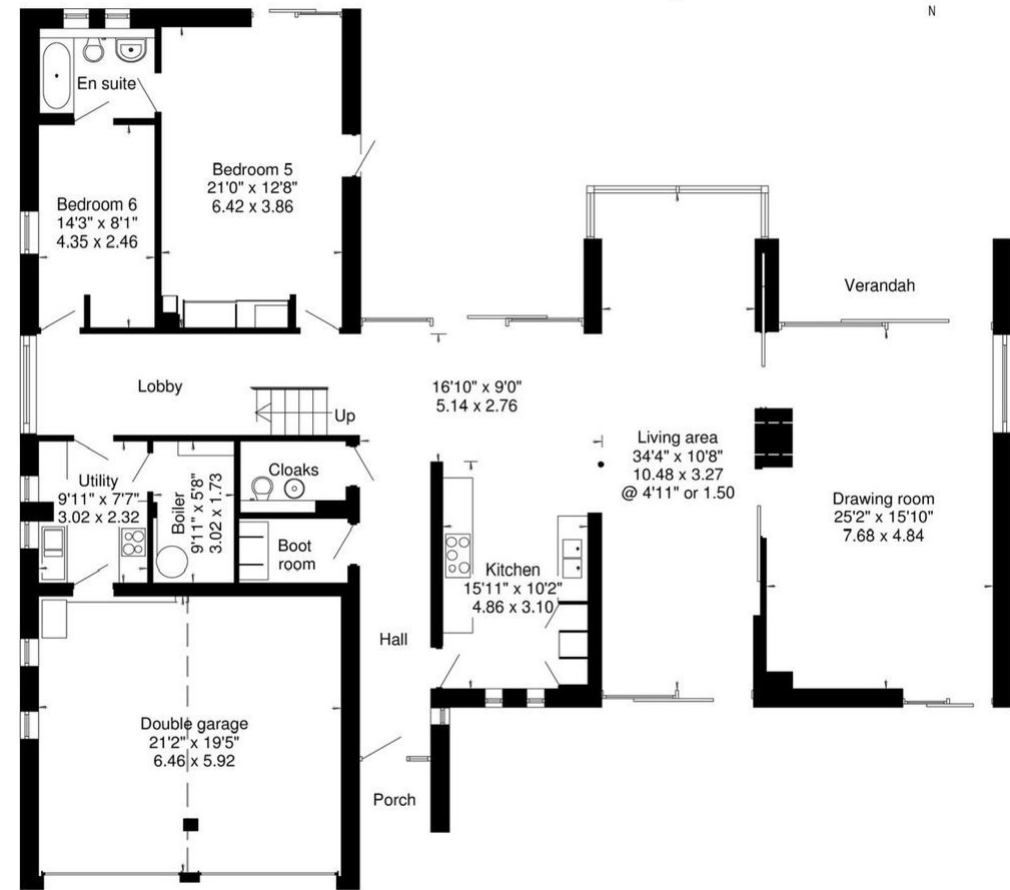
**Viewing:** Strictly by appointment with Rupert Oliver Property Agents



Approximate  
Gross Internal Floor Area  
4,829 sq.ft or 449 sq.m  
excluding the balconies.



FIRST FLOOR



GROUND FLOOR



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