



6 Pitchcombe Gardens, Coombe Dingle BS9
Guide Price £1,000,000 – CHAIN FREE

RICHARD
HARDING



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Coombe Dingle, Bristol, BS9 2RH

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A contemporary 4/5 bedroom home with panoramic treetop views over the Blaise Castle Estate, a private gate straight into the woodland, and a 30 sq. m roof terrace designed for entertaining, set in a genuinely sociable Coombe Dingle cul-de-sac within catchment of Stoke Bishop, St Ursula's and Sea Mills primary schools.

Key Features

- Private rear gate directly onto the Blaise Castle Estate, with 650 acres of woodland walks and trails.
- Panoramic treetop views over Blaise woodland from both terraces and principal rooms.
- Substantially re-modelled and extended 2015-2023 using passive-house construction techniques.
- EPC rating B, with estimated running costs of around £1,200 per year.
- 24ft x 19ft open-plan kitchen/dining space opening onto a 30 sq. m glass-balustraded roof terrace.
- Garden-level living room with full-width bi-fold doors to a second, larger terrace with hot tub.
- Four double bedrooms plus a genuine fifth bedroom on the garden level, currently doubling as a home office, equally suited as a guest room or teenage retreat.
- Principal bedroom with treetop views, fitted wardrobes and en-suite shower room.
- Home gym, integral garage and plant room.
- Three-tier landscaped garden with mature lawn and established trees.
- Catchment area for Stoke Bishop, St Ursula's and Sea Mills primary schools.
- Sociable, quiet cul-de-sac with real community; shops 10 minutes' walk, Sea Mills station 25 minutes' walk.





DESCRIPTION

This house was re-built over eight years around the idea that the best thing a home can give you is a better daily life. Wake to sunrise over the treetops of Blaise woodland. Take a daily run or walk the dog through 650 acres of managed parkland accessed from a gate on your own property. Host twenty people on a roof terrace built for exactly that.

That gate sits at the foot of the garden and opens directly onto the Blaise Castle Estate, whose woodland, trails and parkland become, in effect, an extension of the garden. Morning runs, dog walks and after-school adventures all start at your own back fence. From the house itself, the outlook stretches across the treetops of the Blaise woodland, a panoramic canopy view that changes with every season and is at its best at sunrise, taken in from the terrace below or the roof terrace above.

The house was substantially re-modelled and extended between 2015 and 2023 to an exacting standard, using passive-house construction techniques including thermal-break detailing, triple glazing and external wall insulation. It carries an EPC rating of B, with estimated heating, hot water and lighting costs of around £1,200 a year for the whole house, remarkably low for a detached family home of this size.

The accommodation is arranged over three floors that follow the slope of the site, with 2,180 sq. ft (203 sq. m) of built accommodation including the integral garage, plus a 329 sq. ft roof terrace, some 2,509 sq. ft in all.

The entrance is dominated by the 24ft x 19ft open-plan kitchen and dining space, a room designed for entertaining. Sliding doors open the full space onto a 30 sq. m roof terrace with glass balustrading and uninterrupted views over the woodland canopy. This is where dinner parties spill outside, where summer evenings run long, and where the family gathers to watch fireworks across the city, or the air balloons passing by from the annual Bristol Balloon Fiesta. The kitchen itself is fitted with high-gloss units, quartz worktops, a substantial island with breakfast-bar seating and a walk-in pantry. Also on this level are a home gym, a cloakroom, and internal access to the integral garage.

Stairs descend to the garden level, where the 18'7 x 14'4 living room opens through full-width bi-fold doors onto the second, larger terrace, currently home to the hot tub and the owner's favourite spot for morning sun over the treetops. An acoustic feature wall with inset fireplace anchors the room. The fifth bedroom sits on this level too, with dual-aspect garden views: it works equally well as a guest room, teenager's own quarter of the house, or the home office it currently serves as, with enough separation from family life to take calls in peace.

The first floor holds four bedrooms arranged to each corner of the house. The principal bedroom takes the rear aspect and the treetop views, with fitted wardrobes throughout and a contemporary en-suite shower room. Bedroom three shares the same outlook, and a family bathroom serves the remaining rooms.

Outside, the garden descends in three landscaped tiers, from a large tiled terrace to mature planting and then a broad lawn bordered by established trees, before reaching the gate into Blaise. To the front, a private driveway leads to the integral garage.

Pitchcombe Gardens is the sort of street where children can play football outside, and a genuine community, increasingly rare these days. The residents' WhatsApp group organises a street party every few years, cake sales, a carol singing event and managed trick-or-treating for the younger ones. Local shops are a ten-minute walk, Westbury-on-Trym village twenty minutes, and Sea Mills station, with direct trains into Bristol Temple Meads, around twenty-five minutes.

The house is close to Stoke Bishop, St Ursula's and Sea Mills primary schools. Primary-age children on the street currently attend Stoke Bishop Primary, and older children attend Bristol Free School or Clifton High.

This is a home for a family who want space to work, room to grow, and a healthier, more outdoor life on their doorstep.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





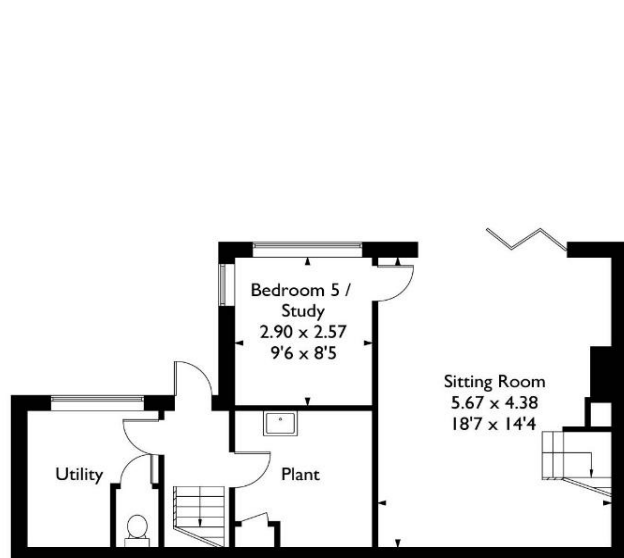
Pitchcombe Gardens, Coombe Dingle, Bristol BS9 2RH

Approximate Gross Internal Area 188.5 sq m / 2028.3 sq ft

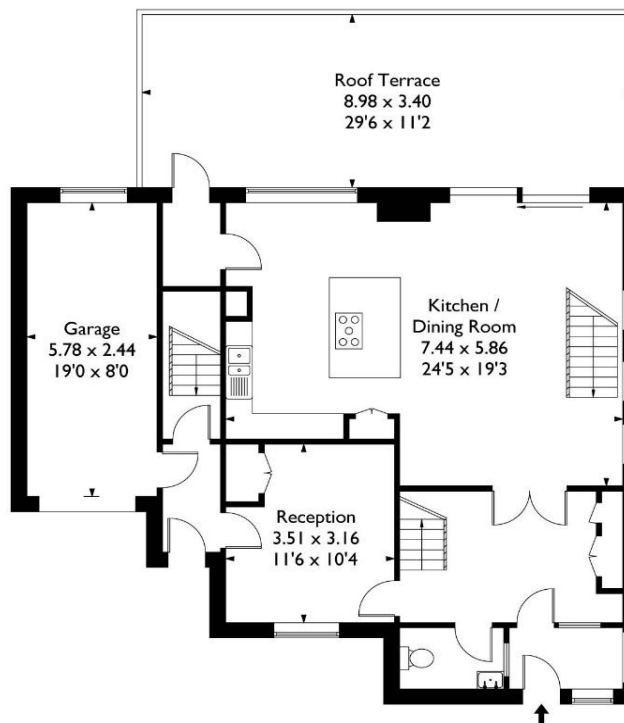
Garage Area 14.1 sq m / 151.8 sq ft

Roof Terrace Area 30.5 sq m / 328.6 sq ft

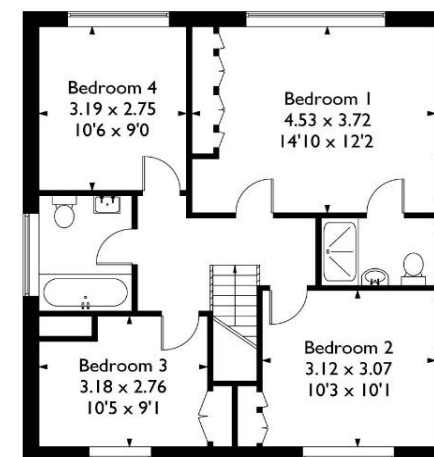
Total Area 233.1 sq m / 2508.7 sq ft



Garden Level



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.