



66 CHURCH ROAD  
ABBOTS LEIGH  
BRISTOL



# 66 CHURCH ROAD, ABBOTS LEIGH, BRISTOL, BS8 3QU

**A TRULY RARE OPPORTUNITY TO ACQUIRE A THREE-BEDROOM, FORMER ESTATE WORKER'S COTTAGE, SITUATED ON A NON THROUGH ROAD IN THE EXCLUSIVE SETTING OF CHURCH ROAD, ABBOTS LEIGH. OFFERED FOR SALE FOR THE FIRST TIME IN FIFTY YEARS AND WITH NO ONWARD CHAIN.**

This charming, semi detached early Edwardian cottage, built in 1903 has been in the same family ownership for some fifty years and now offers an incoming purchaser the opportunity to occupy a fantastic semi-rural home situated in an extremely desirable residential location. The cottage has an enviable rural outlook to the rear, over neighbouring farmland towards the tree line of Leigh Woods. The stone cottage has good sized rooms and retains some original features giving an incoming purchaser the chance to maximize its potential and put their own stamp on it through modernization. The property has been extended to the rear, and also offers great scope to create further accommodation within the attic/loft level which is accessed via an existing staircase (subject to obtaining any necessary consents). Outside, the property offers driveway car parking to the frontage, as well as a stunning well established 100ft rear garden with a Southerly aspect, that overlooks and adjoins open farmland and countryside directly behind.

## LOCATION

Abbots Leigh is regarded by many as one of the most sought-after villages on the outskirts of Bristol. An active village community enjoys the use of its own Church, public house, acclaimed Bikedshed café, recreational field and village hall all being within quarter of 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 is approximately three and a half miles distant. Junction 19 of the M5 gives access to the UK motorway network and can be found within four miles and Bristol International Airport around eight miles. A variety of beautiful walks including Abbots Pool, Leigh Woods and The Avon Gorge (in itself a designated area of special scientific interest and natural beauty) are on offer quite literally from the doorstep.

## DIRECTIONS

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge (£1 toll) on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile, carry straight on at the next set of traffic lights continuing on the A369. After about half a mile observe The George public house on your left hand side. Turn Right directly opposite The George into Church Road. Continue for about another quarter of a mile passing Holy Trinity church. Having passed the church, after about two hundred meters, the subject property is found just before the very end of Church Road on the right-hand side (number 66).

## OTHER INFORMATION

**VIEWING:** Strictly by prior arrangement with Hydes of Bristol.

**TENURE:** The property is Freehold.

**SERVICES:** Mains electricity and water, private drainage, oil-fired central heating and hot water.

**BROADBAND AND MOBILE PHONE COVERAGE:** Facilities are in place in this location to connect to high speed "Gigaclear" fibre broadband if required. Mobile phone coverage - Most providers "likely". Broadband speeds 1000 mps for uploading and downloading (Source OFCOM 05.04.2024).

**VILLAGE WEB SITE:** [www.abbotsleigh.org.uk](http://www.abbotsleigh.org.uk)

**LOCAL AUTHORITY:** North Somerset Council - t:01934 888888

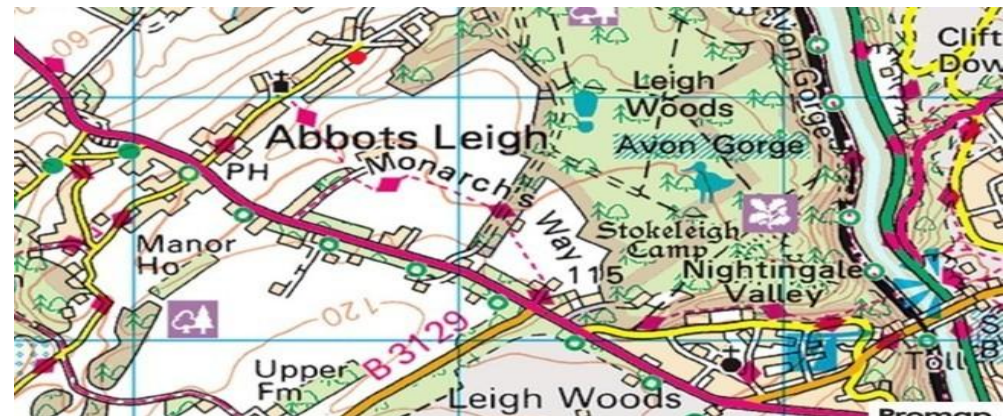
w: [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

**COUNCIL TAX BAND:** Band E (£2,755.22 payable for 2025/2026)

**ENERGY PERFORMANCE RATING:** E (39) with potential of C (77)

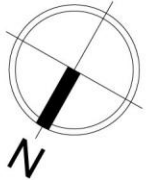
## AGENTS NOTE

It should be noted that the subject property neighbors a building plot that had planning consent granted in 2009 for a four-bedroom detached house. This property has had the foundations and footings started and it is important that buyers are aware of this before viewing or placing any offers for the subject property. Details of this planning application can be viewed in detail online at <https://planning.n-somerset.gov.uk/> - reference number: 08/P/2439/RM. The vendors advise us that the boundary fence line will be put in place between exchange of contracts and legal completion of the sale.



# Church Road, Abbots Leigh, Bristol BS8 3QU

Approx. Gross Internal Area  
1140.5 Sq.Ft - 106.0 Sq.M

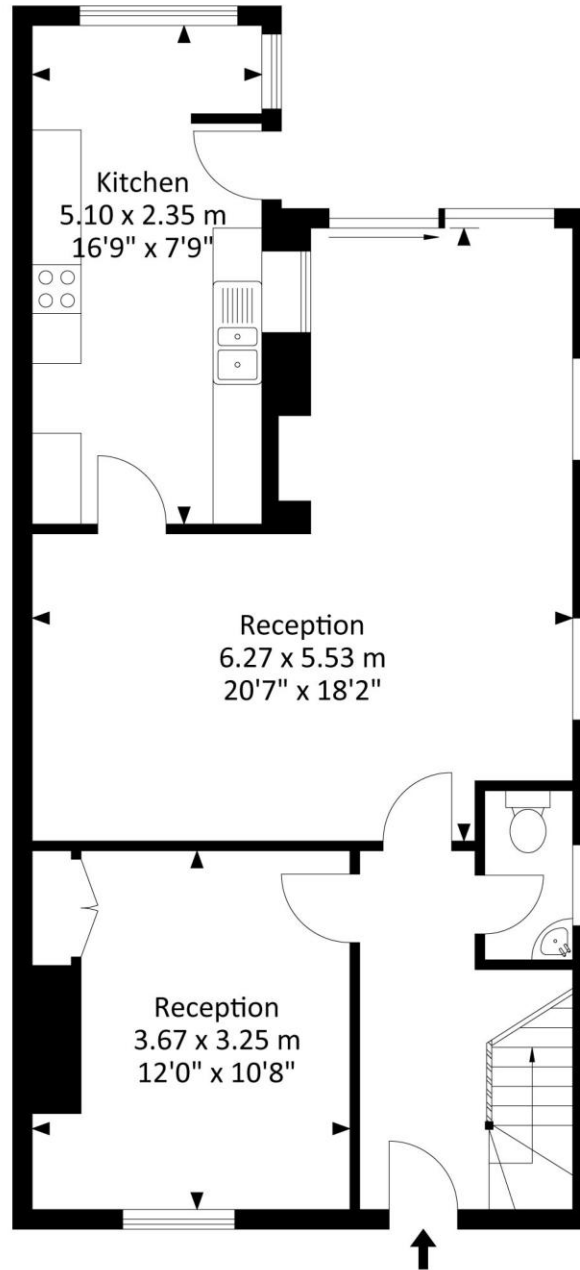


## **IMPORTANT NOTE**

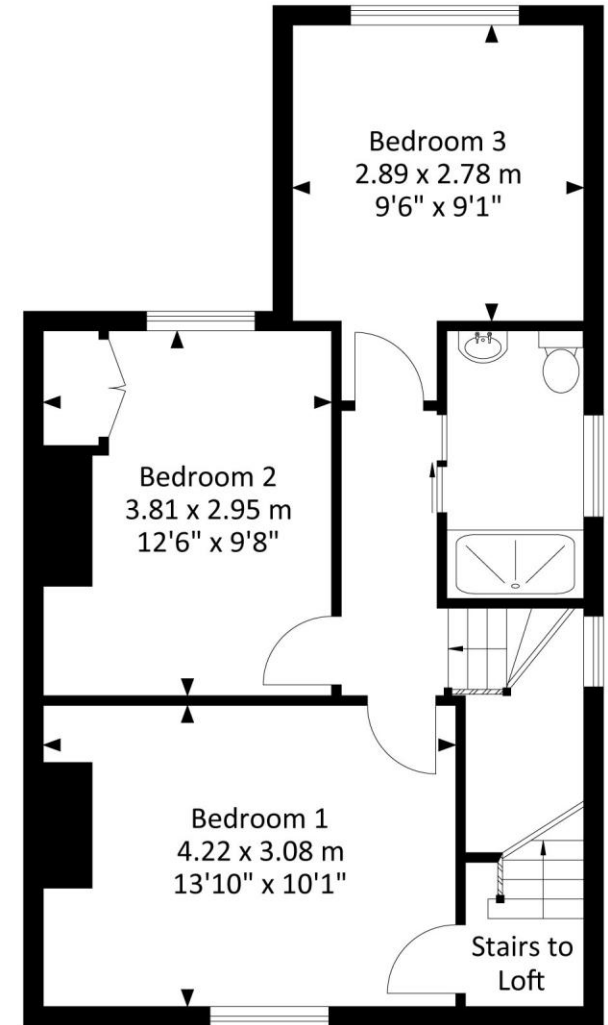
Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, 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 have 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. 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.

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Ground Floor



First Floor













**ESTATE AGENTS**  
**28 Princess Victoria Street**  
**Clifton**  
**Bristol**  
**BS8 4BU**  
**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**

