



Avonview Cottage, Burwalls Road, Leigh Woods  
Guide Price £925,000

RICHARD  
HARDING



# Avonview Cottage, Burwalls Road, Leigh Woods, Bristol, BS8 3PT

Set within a generous plot in an elevated position with far-reaching views and double garaging; a fabulous and unique 4 bedroom, 2 bath/shower room, Victorian period semi-detached house with modern extension having triple aspect sitting room (21ft x 15ft) and covered balcony. To be sold with no onward chain.

## Key Features

- The property is approached via steps from Burwalls Road with a stone path leading to the main entrance and reception hall. The dual-aspect living room enjoys plenty of natural light with sliding doors opening onto an enclosed private patio area, perfect for al fresco dining. Period features including simple moulded cornicing, picture rails and an ornately carved mantelpiece with wood-burning stove. Beyond is the useful utility room with plenty of storage and access to the ground floor shower room, door opening externally to the side elevation. At the far end of the hall is the open-plan kitchen and breakfast room, dual-aspect and enjoying views over the front and rear gardens. There are a range of wall and base units, gas hob, oven and integrated dishwasher. Completing the ground floor is a useful understairs storage cupboard.
- The first floor features four bedrooms including the principal bedroom with extensive in-built storage. The three further bedrooms are well-proportioned and enjoy differing views across the gardens. The four piece family bathroom includes a separate shower cubicle, bath, WC and basin. Also on the first floor is the generous sitting room, being triple aspect and therefore bathed in light and enjoying a sunny orientation. Large sliding doors open onto a full-width covered balcony, enjoying south easterly sylvan views.
- Externally, the garden enjoys an enviable sunny orientation, walled and established with notable specimens around the perimeter. A patio terrace is accessed from the living room and provides al fresco dining with steps leading up to the level lawned garden. There is a detached double garage with an electrically operated up and over door, having seating area above.
- Leigh Woods is perfectly poised on the edge of the historic Avon Gorge and is considered a quiet and sought after location.
- There is close and easy access via the historic Suspension Bridge to Clifton Village with a wide array of amenities, these include bars, boutiques and bistros as well as highly regarded independent schools. On the doorstep there are rambling walks and mountain bike trails available from the Ashton Court Estate as well as a number of golf courses.
- For the commuter there is good ease of access to the business district via the A369 and also ease of access to the motorway networks M5 serving the South West and Midlands and linking with the M4, South Wales and London.





## GROUND FLOOR

**APPROACH:** solid wood panelled front door opening to:-

**RECEPTION HALL:** an L shaped reception hall with casement window to the side elevation, turning staircase ascending to the first floor with handrail and ornately carved spindles, tall moulded skirtings, concealed radiator, ceiling light point. Useful understairs storage cupboard with window to the front elevation. Four-panelled stripped pine wooden doors with moulded architraves and brass door furniture, opening to:-

**LIVING ROOM:** (14'6" x 12'2") (4.41m x 3.72m) a dual aspect ground floor reception room, having two multi-paned windows to the side elevation and double glazed sliding door with side panel and overlights overlooking and opening externally to the rear patio. Central chimney breast with inset wood burning stove having slate hearth and an ornately carved wooden mantle piece. Tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator. Four-panelled stripped pine wooden door with moulded architraves and brass door furniture, opening to:-

**UTILITY ROOM:** (9'3" x 7'10") (2.81m x 2.40m) dual aspect with obscure glazed port hole window to one side and obscure glazed casement window to the other. Roll edged granite effect worktop surface with space and plumbing below for washing machine and separate tumble dryer. Tiled flooring, tall moulded skirtings, inset ceiling downlights. Double opening **Airing Cupboard** housing wall mounted Worcester Bosch gas fired combination boiler (installed in 2016). Solid wood panelled door opening externally to the side elevation. Four-panelled stripped pine wooden door with moulded architraves and brass door furniture, opening to:-

**SHOWER ROOM:** (7'10" x 6'5") (2.39m x 1.96m) corner shower cubicle with sliding door and side panel, built-in shower unit and wall mounted shower head. Low level flush wc. Pedestal wash hand basin with hot and cold water taps. Tiled flooring, obscure glazed window to the side elevation, tall moulded skirtings, radiator, inset ceiling downlights, wall mounted mirror.

**BREAKFAST ROOM:** (11'11" x 10'1") (3.63m x 3.07m) large multi-paned window with overlights to the front elevation with sylvan outlook, ceramic tiled flooring, tall moulded skirtings, radiator, inset ceiling downlights, wall mounted digital thermostat heating control. Wide wall opening leading to:-

**KITCHEN:** (12'9" x 6'5") (3.88m x 1.95m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and shelving. Roll edge granite effect worktop surfaces with splashback tiling and pelmet lighting. Sink with draining board to side, insinkerator and mixer tap. Integral appliances including electric oven, 4 ring gas hob with pull out extractor hood, counter fridge and dishwasher. Wooden multi-paned double glazed windows to the rear elevation with overlights. Ceramic tiled flooring, tall moulded skirtings, inset ceiling downlights.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell and enjoying plenty of natural light with two windows to the front elevation, moulded skirtings, base level cabinets with fitted shelving and integral lighting, concealed radiator, inset ceiling downlights, ceiling light point, loft access. Open walkway through to an inner hall. Four-panelled doors with moulded architraves and brass door furniture, opening to:-

**BEDROOM 1:** (12'9" x 9'11") (3.88m x 3.02m) windows and overlights to the rear elevation with concealed radiator below, ornate cast iron fireplace with slate hearth, moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point. Fitted bedroom furniture including wardrobes, cupboards and shelving.

**BEDROOM 2:** (12'4" x 10'1") (3.75m x 3.07m) window and overlights to the front elevation, moulded skirtings, ornate cast iron fireplace with slate hearth, radiator, simple moulded cornicing, ornate ceiling rose with light point.

**BEDROOM 4:** (8'10" x 6'11") (2.70m x 2.11m) windows with overlights to the rear elevation and radiator below, moulded skirtings, ceiling light point.

**INNER HALL:** tall window to the front elevation with far reaching sylvan views, moulded skirtings, inset ceiling downlights, loft access. Four-panelled doors with moulded architraves and brass door furniture, opening to:-

**BEDROOM 3:** (12'2" x 9'5") (3.71m x 2.87m) floor to ceiling windows to the rear elevation, concealed radiator, moulded skirtings, two light points. Fitted bedroom furniture including wardrobes, cupboards and shelving.

**FAMILY BATHROOM/WC:** (8'9" x 6'6") (2.67m x 1.98m) panelled bath with hot and cold water taps, shower cubicle with sliding glass doors and side panels, low level shower tray, built-in shower unit and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level flush wc with concealed cistern. Tiled flooring and majority tiled walls, obscure glazed window to the side elevation, heated towel rail/radiator, inset ceiling downlights, additional radiator, two wall light points.





**SITTING ROOM:** (21'4" x 15'11") (6.50m x 4.85m) a fabulous large triple aspect principal reception room having windows to the side and rear elevations plus sliding double doors and side panels to the front elevation opening onto a covered balcony and with far reaching sylvan views. Contemporary remote operated fire with living flame, granite hearth and limestone mantle piece. Recesses to either side of the chimney breast, underfloor heating, moulded skirtings, two wall light points, inset ceiling downlights, concealed radiator. Double opening cupboard with fitted shelving above.

**Covered Balcony:** (16'0" x 4'0") (4.88m x 1.22m) timber flooring and balustrade with toughened glass, a lovely spot for a coffee or gin and tonic with lovely sylvan views.

## OUTSIDE

**DETACHED DOUBLE GARAGE:** (19'9" x 19'7") (6.03m x 5.97m) having remote electronically operated up and over metal door, ample space for two cars, light and power connected.

**GARDENS:** the garden enjoys an enviable sunny orientation and a good amount of privacy. A well-stocked walled garden and many specimen trees around the periphery. A patio terrace is accessed from the living room and provides al fresco dining with steps leading up to the level lawned section. There is also a patio above the double garage.

## 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.

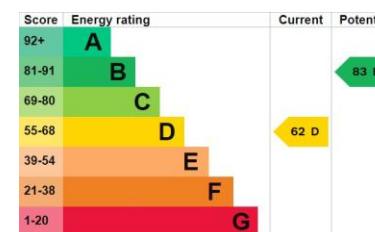
**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

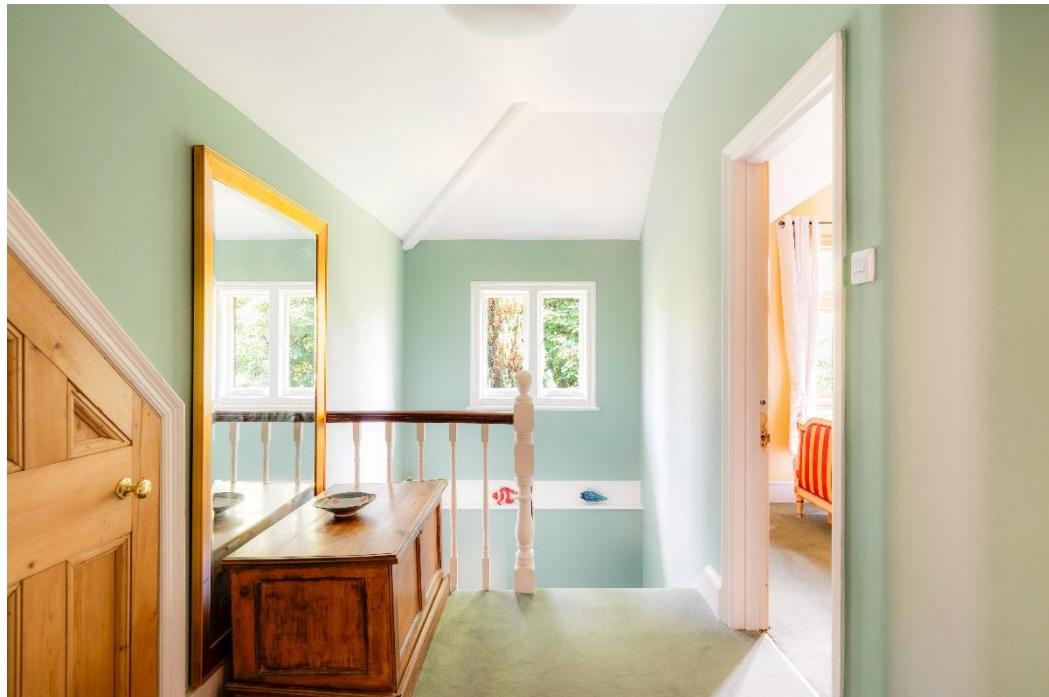
**PLEASE NOTE:**

- 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.
- 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>
- 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.



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







(Not Shown in Actual Location / Orientation)

