



GEORGES PLOT
ABBOTS LEIGH
BRISTOL

GEORGES PLOT, 70 CHURCH ROAD, ABBOTS LEIGH, BRISTOL, BS8 3QU

In the top tier of Bristol's finest houses, located in an exclusive residential setting on the very outskirts of Clifton in the highly regarded village of Abbots Leigh, Georges Plot is an important and historic house within this sought-after village and occupies the most stunning, gardens and grounds surmounting to some four acres. The property is enviably located in the rural environs of Church Road, adjoining attractive open countryside and ancient woodland.

Originally built as two dwelling houses, the property was consolidated in the 1920s to create a substantial house of some 7500 square feet (710 sq. m) with the majority of accommodation arranged over two floors. Outside, the house offers carefully arranged, well-stocked gardens and grounds including a formal undulating lawn adjoining the main house, outdoor swimming pool and a particularly pleasing garden walk that encapsulates the landscaping and rich variety of mature trees and shrubs. A sizeable, detached garage with wine cellar beneath could offer scope for separate ancillary accommodation if so desired and some stables (that are in need of repair) will appeal to those with equestrian interests. There are several other useful outbuildings providing plenty more storage including two attractive, traditional greenhouses that are sited directly opposite a neatly arranged kitchen and fruit garden.

SUMMARY

- Country lifestyle in BS8, moments from the city.
- Accommodation of around 7500 square feet (711 sq m)
- Landscaped gardens of about four acres (1.641 Ha) including paddock.
- Six bedrooms, four reception rooms and kitchen/dining/living.
- Heated outdoor swimming pool.
- Immense character and countless original features throughout.
- Open kitchen dining/living space with direct access to gardens.
- Ample driveway parking, garaging, stables and kitchen garden
- No onward chain.

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, the acclaimed Bike Shed Café, recreational field and village hall that are all within half a mile of the property.

The fashionable shops, boutiques and restaurants of Clifton Village are 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 number of beautiful walks including Leigh Woods, Abbots Pool and The Avon Gorge (in itself a designated area of special scientific interest and natural beauty) are on offer quite literally from the doorstep.

A BRIEF HISTORY

The first written evidence of Abbots Leigh is found in the Domesday Book. For almost a thousand years since then, the village lived as a Manor through the medieval age and beyond into the testate ownership of the Nortons and the Miles. More widespread ownership came with the sale of the estate in 1915. At this time, No. 70 Church Road remained as it had for many years as two cottages, thought to be where the village laundress and shoemaker lived. That same year both cottages were bought by a Mrs Tupman of Clifton for her daughters Alice and Catharine who lived there in 1921. They moved on however and in the early 1920s the cottages were combined by Howell Davis into what is now George's Plot (named after a small plot 'George's Ground' to be seen on Richardson's map of 1800). Davis died young and his widow married Sir Paul Gueterbock (equerry to King George V and a keen horseman) who actually donated the village church gates on which his initials PG can still be seen.

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 along the A369. Again 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 a quarter of a mile until you see Holy Trinity Church in front of you. Pass the church on your left-hand side and the subject property is found just before the very end of Church Road on the right-hand side (number 70).

OTHER INFORMATION

VIEWING: Strictly by prior arrangement with Hydes Of Bristol.

TENURE: We are advised the property is freehold.

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

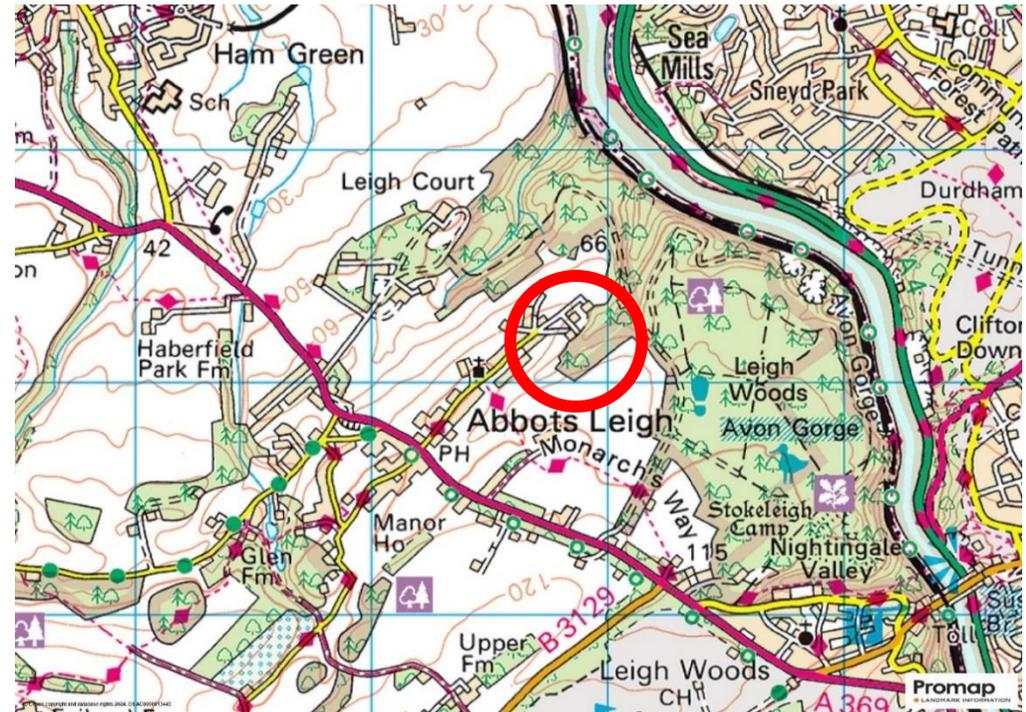
BROADBAND AND MOBILE PHONE COVERAGE: Facilities in place to connect to high speed “Gigaclear” fibre broadband if required. Mobile phone coverage - most providers “likely”. Broadband speeds 1000 mbps for uploading and downloading (source OFCOM 19.12.2025).

VILLAGE WEBSITE: www.abbotsleigh.org.uk

LOCAL AUTHORITY: North Somerset Council - t: 01934 888888
w: www.n-somerset.gov.uk

COUNCIL TAX BAND: Band H (£4,508.52 payable for 2025/2026)

ENERGY PERFORMANCE RATING: F (36) with potential of D (66)



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 consumer protection from unfair trading regulations, 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.

Georges Plot, Church Road, Abbots Leigh, Bristol, BS8 3QU

Approx. Gross Internal Area

7660.0 Sq.Ft - 711.0 Sq.M

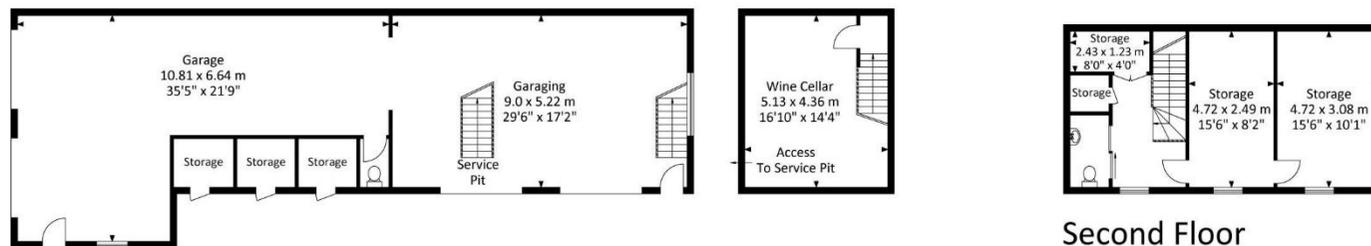
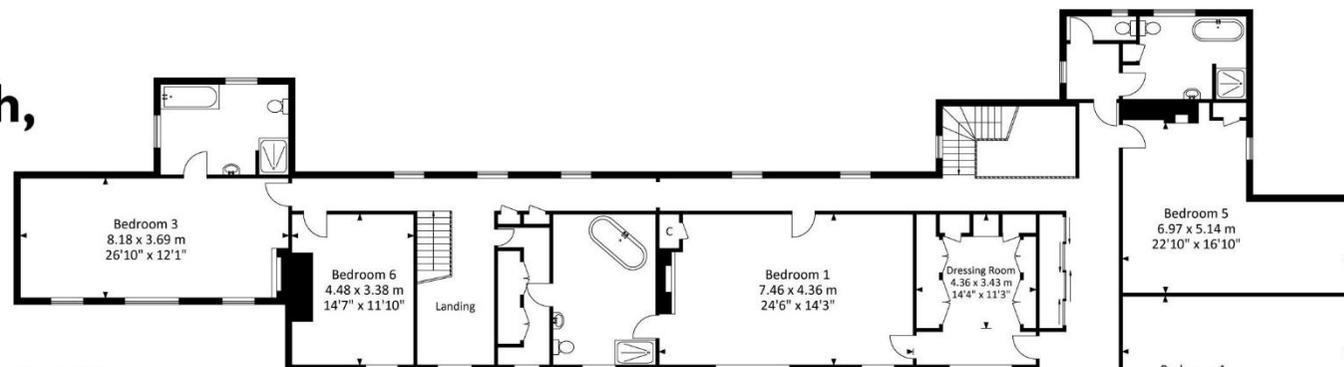
Outbuilding

1535.0 Sq.Ft - 143.0 Sq.M

Total Area

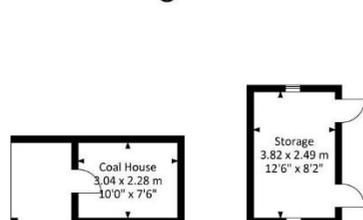
9195.0 Sq.Ft - 854.0 Sq.M

First Floor

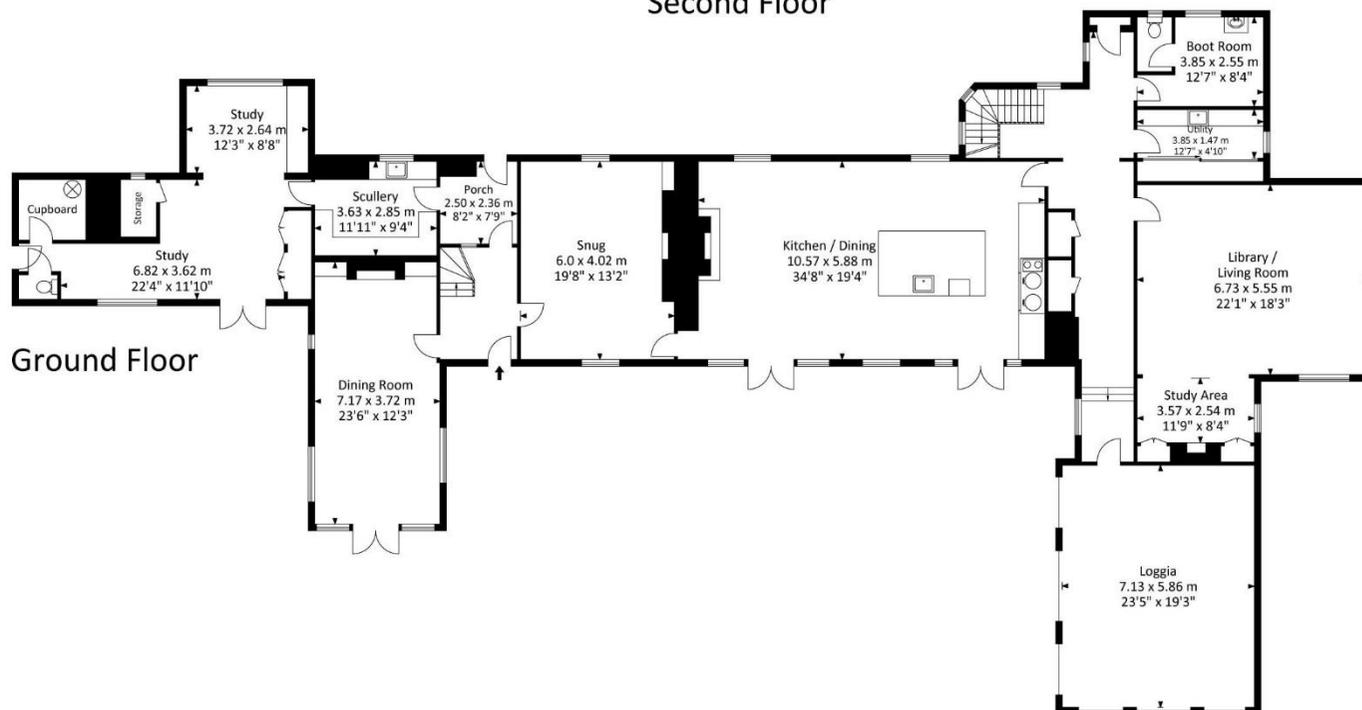


Second Floor

Outbuilding



Ground Floor



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.



57

70

89

The Long Barn

The Barns

Georges Plot
Total area:
4.09 acres (1.64 ha)

0m 15m 30m 45m

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Promap
LANDMARK INFORMATION















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