



ESTATE AGENTS

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**29 CHURCH ROAD
ABBOTS LEIGH
BRISTOL
BS8 3QP**

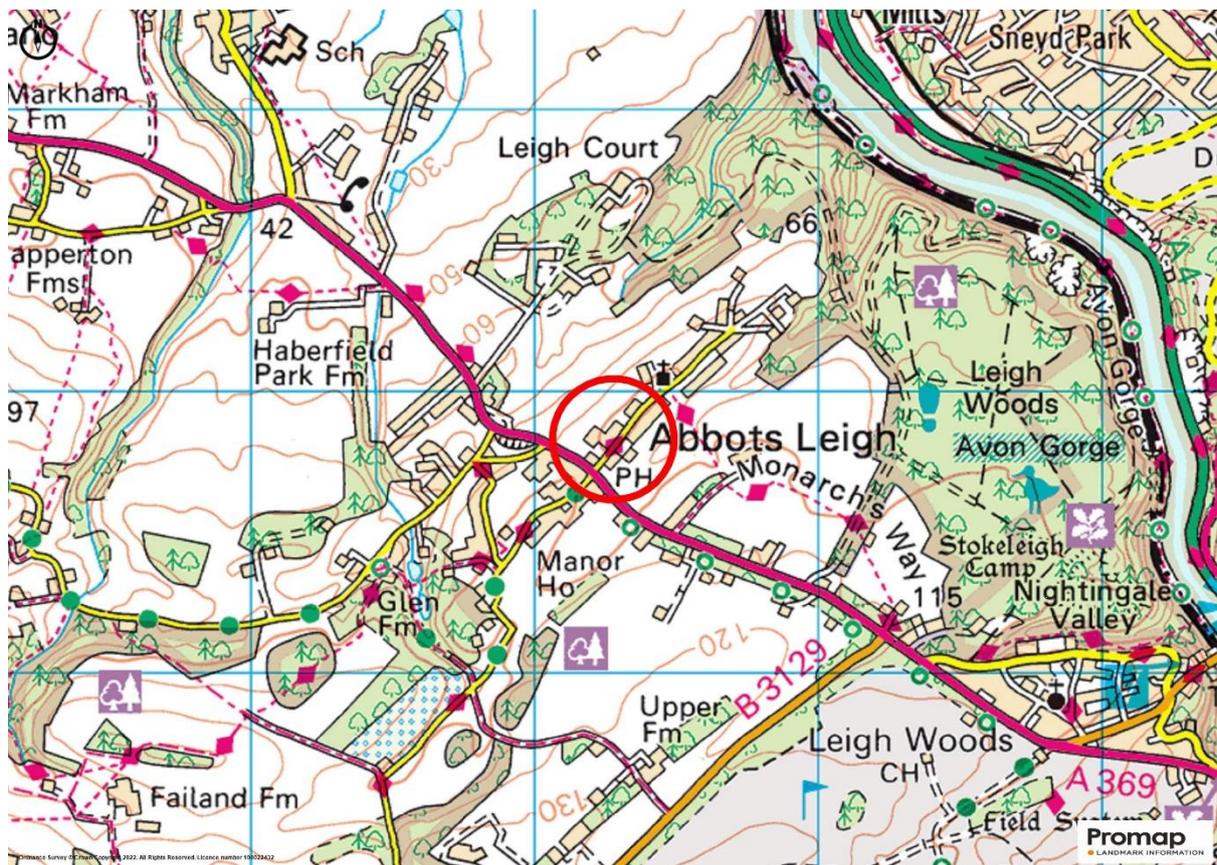


An individual and charming two bedroom detached cottage situated on the highly regarded Church Road in the popular village of Abbots Leigh, only two miles from Clifton. This unique property occupies an enviable position within the village and has private walled, courtyard gardens as well as the unusual benefit of a single garage. Whilst the property would benefit from a program of some modernisation there are excellent size rooms with the master bedroom offering far reaching views across the Bristol Channel, as far as the Welsh Hills on the horizon. The property will suit those looking to move quickly as the sale offers no onward chain.

GUIDE PRICE - £725,000 - FREEHOLD

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 Bikeshed 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. 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 and the subject property can be found on your left hand side, just before you reach the church green and village field.

OTHER INFORMATION

VIEWING: Strictly by prior arrangement with Hydes Of Bristol.

TENURE: We are advised the property is Freehold.

SERVICES: Mains electricity and water, Liquid Petroleum Gas fired central heating and hot water, private shared drainage system located on neighbouring property.

COVENANTS: We understand that the property is subject to some restrictive covenants that should be confirmed and advised upon through any purchasers legal advisors.

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 mps for uploading and downloading (Source OFCOM 05.04.2024)

VILLAGE WEB SITE: www.abbotsleigh.org.uk

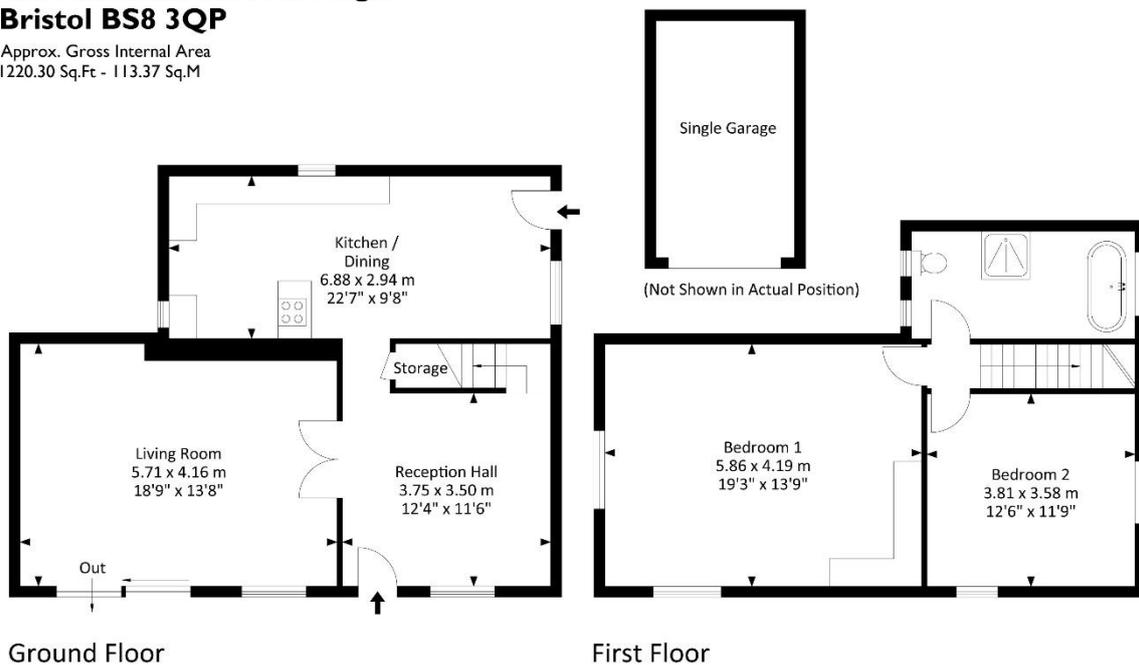
LOCAL AUTHORITY: North Somerset Council - t:01934 888888
w: www.n-somerset.gov.uk

COUNCIL TAX BAND: Band F (£3,521.22 payable for 2026/2027)

ENERGY PERFORMANCE RATING: F (24) with potential of C (70)

**Church Road, Abbots Leigh,
Bristol BS8 3QP**

Approx. Gross Internal Area
1220.30 Sq.Ft - 113.37 Sq.M



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.

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.





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