



MOLE END COTTAGE
ABBOTS LEIGH
BRISTOL

MOLE END COTTAGE, 41 CHURCH ROAD, ABBOTS LEIGH, BRISTOL, BS8 3QT

A truly rare opportunity to acquire a two-bedroom cottage situated in the exclusive setting of Church Road, Abbots Leigh. Offered for sale for the first time in thirty eight years and offering no onward chain.

A charming two bedroom semi-detached cottage tucked away in a tranquil setting located on the highly regarded Church Road within the popular village of Abbots Leigh, only two miles from Clifton. Widely regarded as being one of the oldest dwellings in this historic village, the property occupies an enviable position on a private single track lane running beneath Holy Trinity Church with easy access to the village field opposite. Character filled accommodation is arranged over two floors and includes features such as deep set windows, a stone fireplace in the sitting room, beamed ceilings and numerous alcoves to name but a few. The current owner has enjoyed some thirty eight years in residence. During this time two ground floor extensions to the rear and side have been added creating useful additional living space.

Other notable benefits include some double glazed windows, neatly arranged cottage gardens to the front and the side, driveway parking for two cars and the possibility to extend the first floor further, subject to any necessary consents.

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 until you see the church in front of you. It is advised to park considerately by the green outside the church and follow the single track lane that leads down the side of the church yard. After about fifty yards you will observe the subject property on the left hand side.

OTHER INFORMATION

VIEWING: Strictly by prior arrangement with Hydes of Bristol.

TENURE: We are advised the property is Freehold.

SERVICES: Mains electricity and water (electric storage heating and hot water) and shared, private drainage. The drainage tank is situated within next doors demise (Church Gate) and costs shared for servicing.

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 mbps for uploading and downloading (Source OFCOM 05.04.2024).

VILLAGE WEB SITE: www.abbotsleigh.org.uk

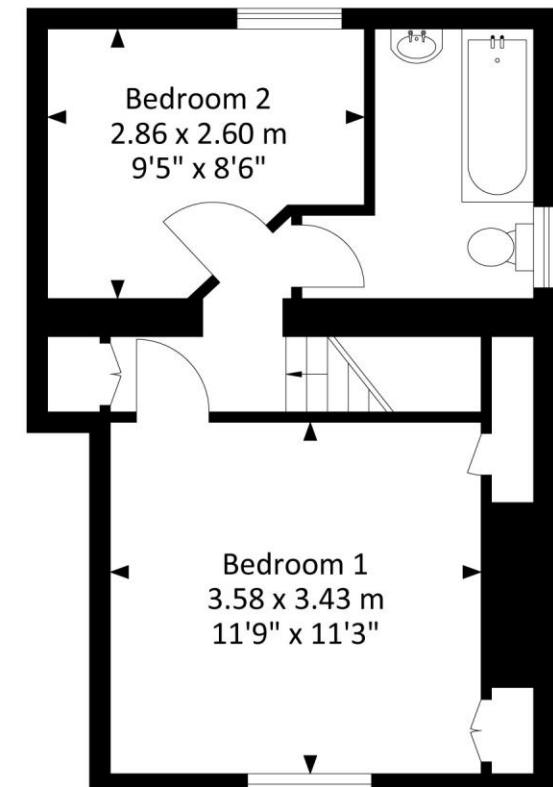
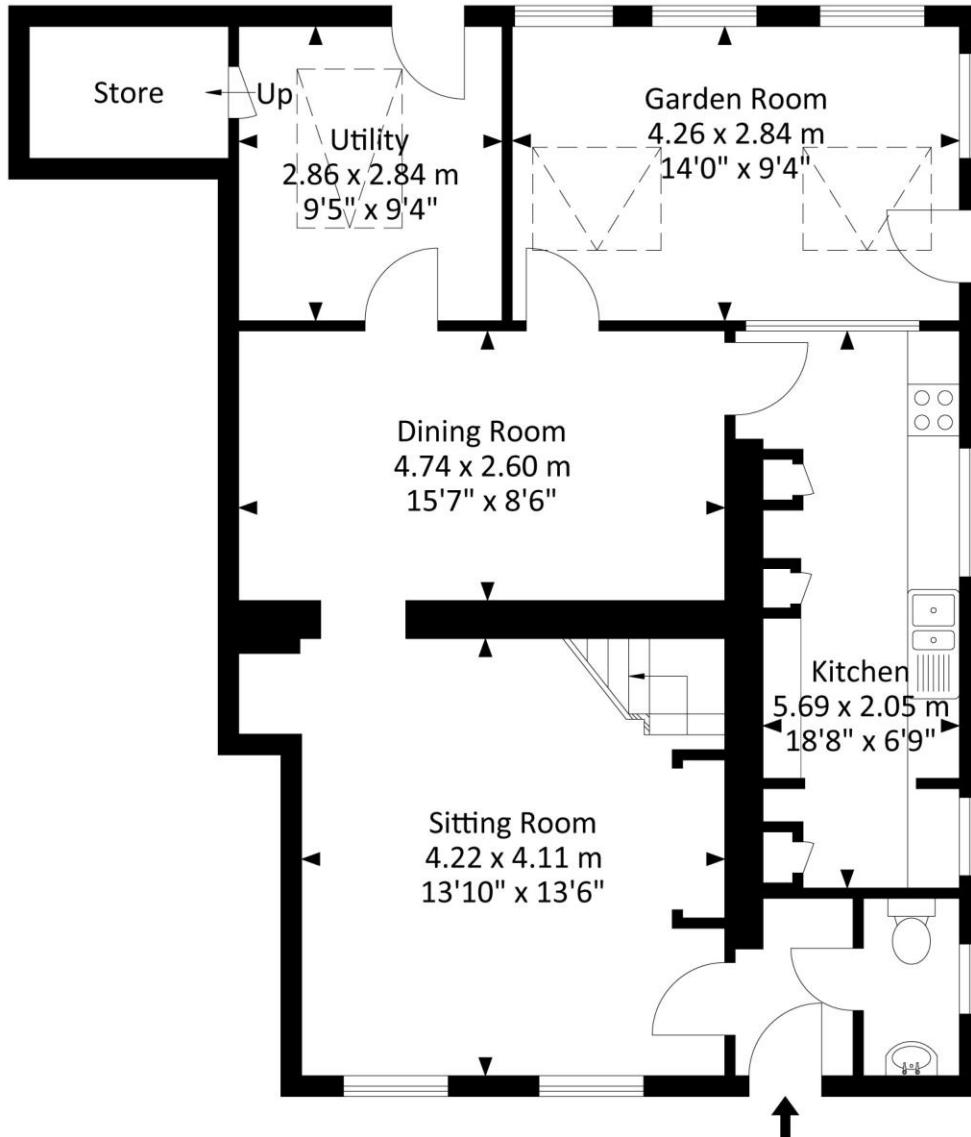
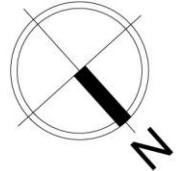
LOCAL AUTHORITY: North Somerset Council - t:01934 888888
w: www.n-somerset.gov.uk

COUNCIL TAX BAND: Band E (£2,755.22 payable for 2026/2027)

ENERGY PERFORMANCE RATING: D (55) with potential of C (72)

Church Lane, Abbots Leigh BS8 3QT

Approx. Gross Internal Area
1111.20 Sq.Ft - 103.20 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.





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