



Briarwood Home Farm Road, Bristol, Somerset BS8 3QF

www.hydes.co.uk



Briarwood Home Farm Road, Bristol, Somerset BS8 3QF

A superb detached two bedroom home set within the heart of the hugely popular village of Abbots Leigh, sought after for its semi-rural charm and close proximity to Clifton Village and Bristol's City Centre. Offered for sale with no onward chain Briarwood offers those looking to downsize a perfect opportunity to do so or those looking to extend or create a larger family home, subject to the necessary permissions.

The property is surrounded by a much loved garden and a generous plot totalling circa 0.5 of an acre offering a sunny aspect and a lovely outlook over the neighbouring farmland. Further to this there is plenty of hard standing to the front of the property allowing parking for a number of cars and a detached single garage. The garage is currently used and converted into an office but could easily be returned for garage use if necessary.



2



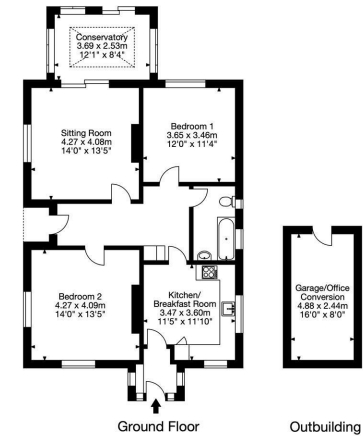
2



1

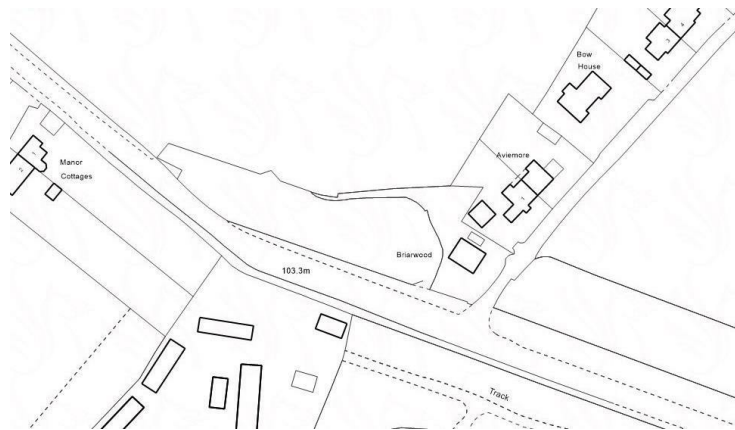


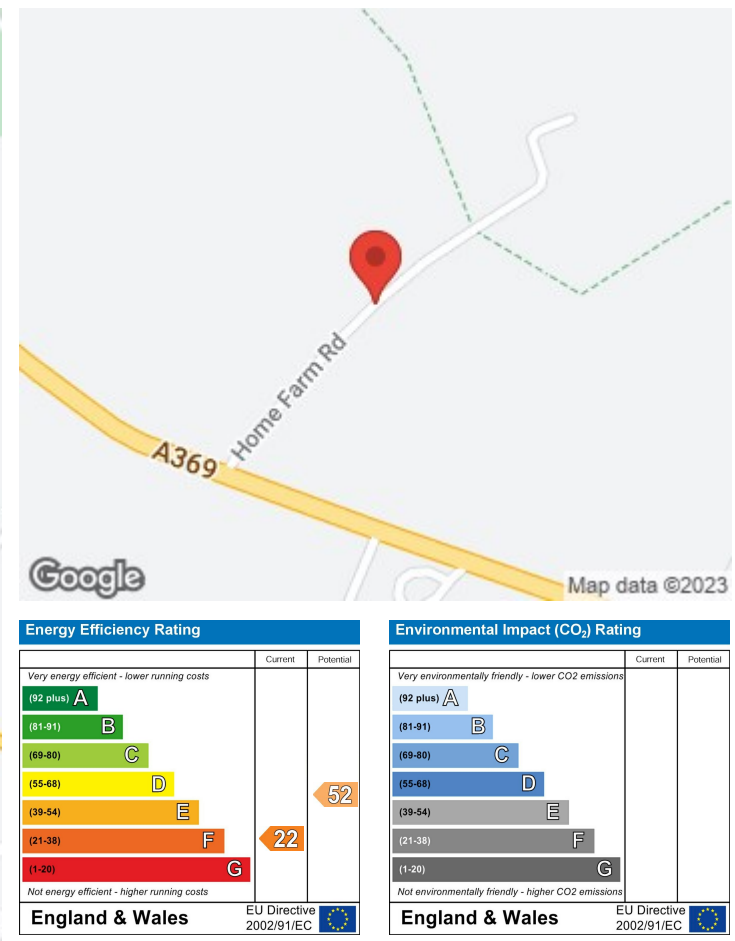
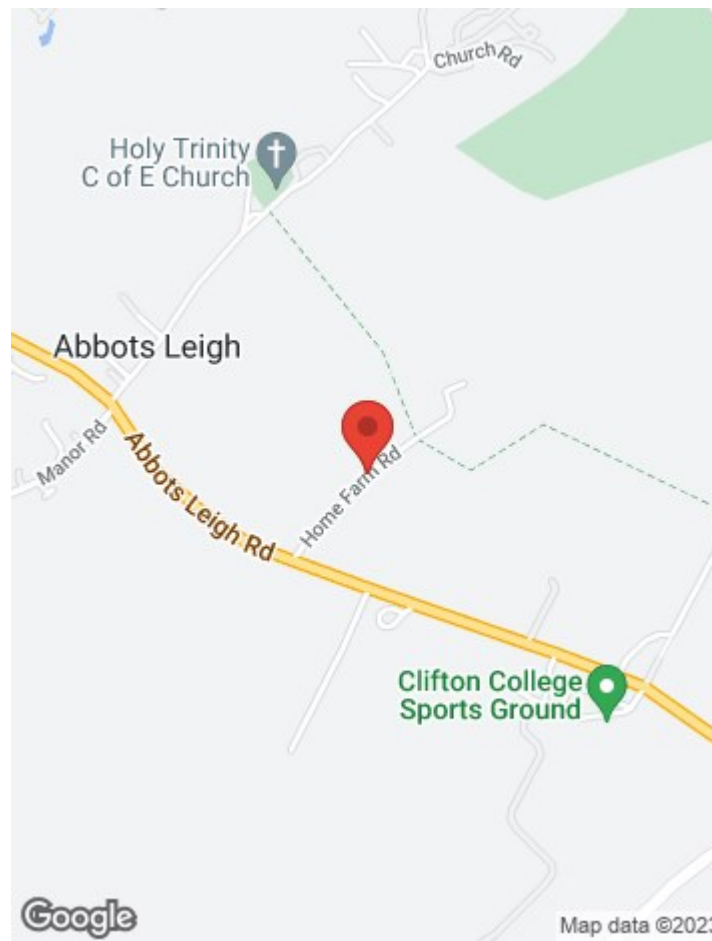
Briarwood,
Home Farm Road,
Abbots Leigh,
Bristol BS8 3QF
Main House
1012 Sq Ft - 94 Sq M
Outbuilding
129 Sq Ft - 12 Sq M
Total Area
1141 Sq Ft - 106 Sq M



Capture Property Marketing 2025. Drawn to RICS guidelines. All measurements are approximate and should not be relied on as a statement of fact. Plans to fit furniture are approximate only. Not open to scale.

Capture.





OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

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.