



2 Slate Cottages, Abbots Leigh, BS8 3RX  
Guide Price £650,000

GOODMAN  
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 2 Slate Cottages, Abbots Leigh, BS8 3RX

A beautifully presented semi detached home full of character and charm, located in a quiet backwater in the sought after village of Abbots Leigh, a special rural BS8 location boasting stunning picturesque countryside views set within two miles of Clifton Village.

- Semi Detached Property
- Two Double Bedrooms
- Two Bathrooms
- Parking For Two
- Open Plan Living/Dining Room
- Fitted Modern Kitchen
- c70ft Rear Gardens
- Stunning Countryside Views
- Semi Rural Position

The environmentally conscious design represents a local architect's perception of a contemporary cottage that exploits the utmost from the magnificent views over the unspoilt rolling countryside to the west. The property enjoy's accommodation comprising entrance hall, cloakroom WC with laundry cupboard with space and plumbing for washing machine, modern fitted kitchen with built in appliances such as fridge/freezer, dishwasher, microwave, electric oven, induction hob, cooker hood , large open plan living/dining room with under floor heating with stunning countryside views and access to rear decking and a west facing garden. First floor with feature master bedroom suite with high vaulted beamed ceiling, attic room with ladder and en suite bathroom, second bedroom served by a separate shower room WC. Outside: aforementioned decking and west facing garden with sun deck with awning adding shade from the sun & stunning views over the valley. Carport providing parking for two cars to the front.

### Useful Information

Location : Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city with its own Church, public

house and village hall all being within half 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 nine miles. A variety of beautiful walks including Abbots Pool and Avon Gorge (a designated area of outstanding natural beauty) are on offer quite literally from the doorstep.

Bristol also provides a good selection of schools including Clifton College, Clifton High School, QEH, Bristol Grammar School and Badminton School for Girls. Other schools in the surrounding area include The Downs School at Wraxall. Clifton Village is just across the famous Suspension Bridge with its boutique shops, banks, restaurants, post office, public houses and art galleries. The city centre is located approximately 6 miles away and provides extensive shopping facilities including Cabot Circus Shopping Centre. Cribbs Causeway is also within easy reach. Junction 19 of the M5 (4.5 miles) provides access to the national motorway network. Bristol Temple Meads provides a fast train service to London Paddington which is approximately 90 minutes. Bristol Airport is 7 miles to the south. Ashton Court is 4 miles away and provides communal parkland of approximately 800 acres.

Directions: (From Clifton) Depart Bristol across the famous Clifton Suspension Bridge on the B3129 as far as the 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 you will observe The George public house on your left hand side. Turn left at The George onto Manor Road and after approx 0.25 miles take the right hand turn into Manor Lane. 2 Slate Cottages is

located some 200 yards down Manor Lane on the left hand side of the road.

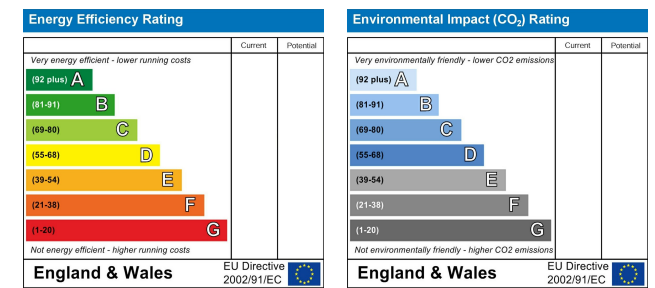
### OTHER INFORMATION

Services: We understand that electricity is connected to the property. Oil fired heating and private drainage.

Local Authority: North Somerset Council

Council Tax Band: Band D

Tenure: We understand to be Freehold



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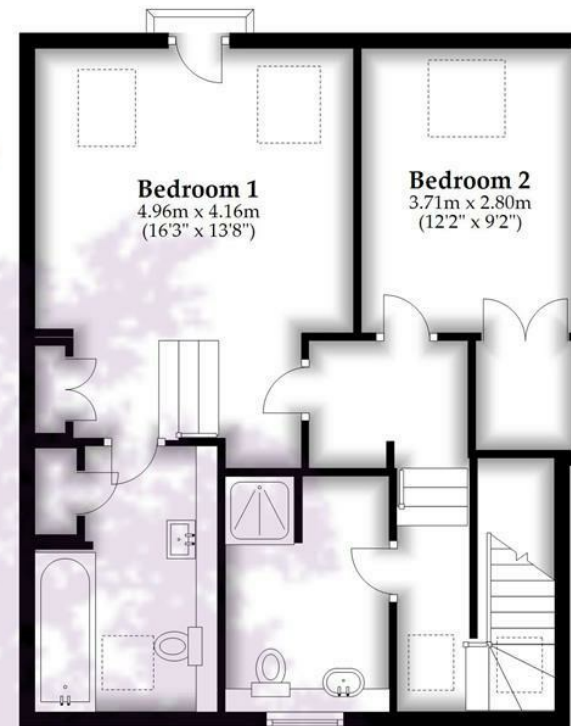
## Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



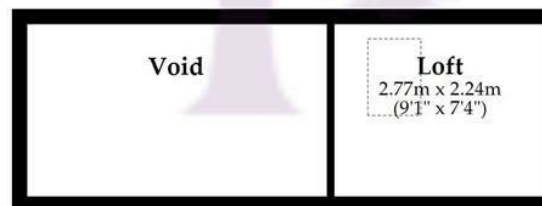
## First Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



## Roof Space

Approx. 15.2 sq. metres (163.7 sq. feet)



Total area: approx. 135.5 sq. metres (1458.1 sq. feet)

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.  
Plan produced using PlanUp.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.