estate agents auctioneers

hollis morgan

**Martcombe Pill Road, Abbots Leigh, Bristol, BS8 3RF**

**Offers In Excess Of £875,000**

Hollis Morgan | A stunning and spacious ( 2143 sq ft ) dormer bungalow with double garage and home office, positioned in a leafy 1/3 acre plot.

- Stunning Views
- Large Rear Garden
- Separate Studio/Workshop
- Double Garage
- Large Driveway
- 2,000+ Square Foot

**The Property**
Accessed via private gates, this property of c.2,150sqft offers extensive and versatile options for family living over two floors of accommodation. The spacious hallway provides access to a study room and main sitting area to the left, the latter benefiting from stunning views of the countryside. To the right of the hallway is the tastefully renovated kitchen/dining area with an island for casual dining and socialising. The kitchen offers plenty of work top space, wall and base units, induction hob and a number of integrated appliances. Rooms that are available through the kitchen are two bedrooms and bathroom with shower facility as well as a utility space which leads through to the garden. The upstairs accommodation comprises of four tastefully decorated double bedrooms with the master bedroom benefiting from a sizable en suite with walk in double width shower.

Externally the property offers a palatial rear lawned garden with delightful countryside views complete with decking and patio for summer activities. The garden also allows access to a separate studio of c.350sqft with under floor heating which can be utilised as a games room, gym or home office.

**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 and a half miles away across Isambard Kingdom Brunels world famous Suspension Bridge and the City Centre approximately three and a half miles. 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 special scientific interest and outstanding natural beauty) are on offer just moment away.

Clifton village c.2.5 miles, M5 (J19) c.2 miles, Park Street c.3.5 miles, Bristol Temple Meads c.10 miles, Bristol Airport.

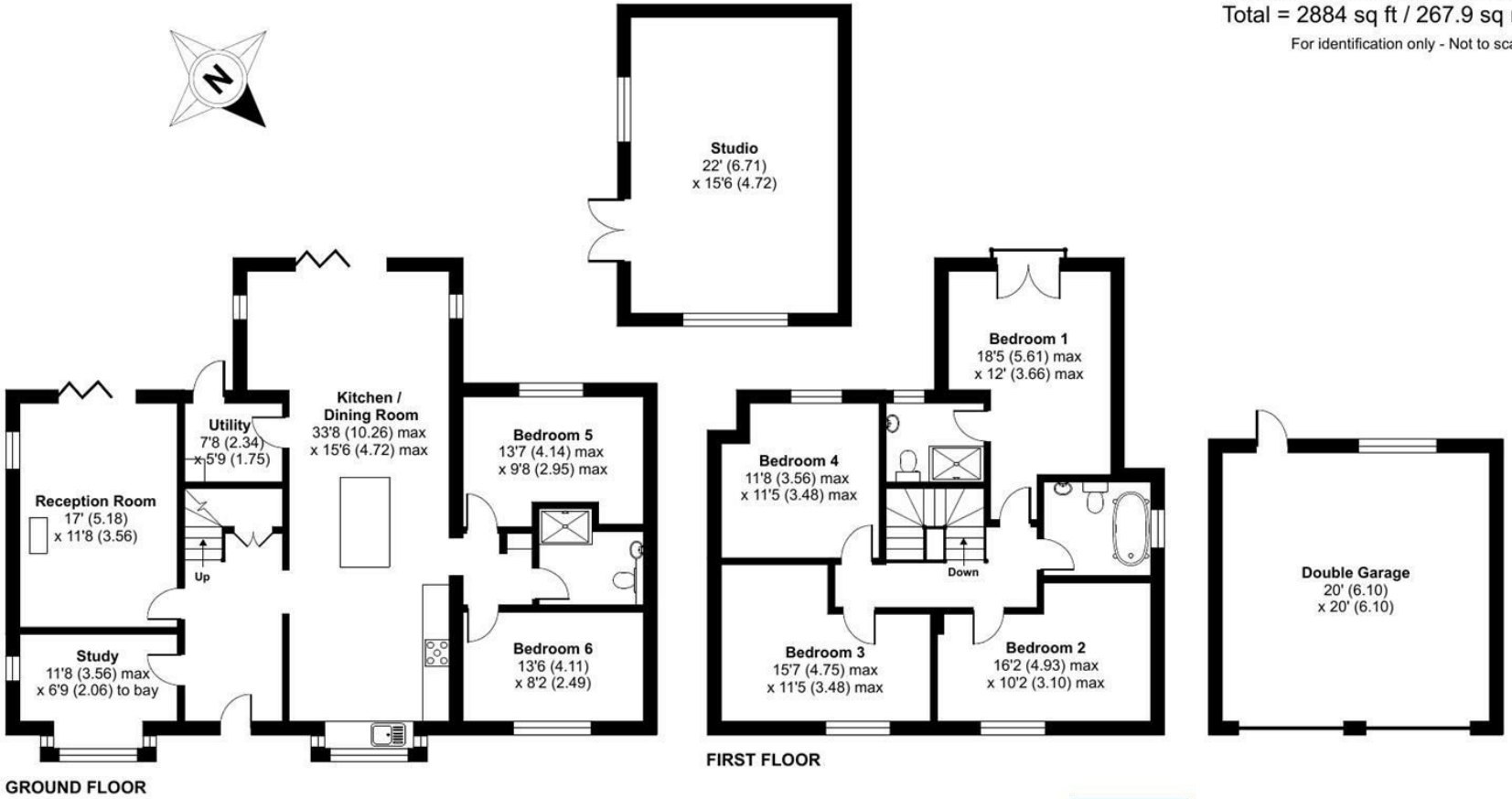
**Other Information**
Tenure: Freehold

Council Tax Band: E

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Pill Road, Abbots Leigh, Bristol, BS8

Approximate Area = 2143 sq ft / 199 sq m
Garage = 400 sq ft / 37.2 sq m
Studio = 341 sq ft / 31.7 sq m
Total = 2884 sq ft / 267.9 sq m
For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Hollis Morgan. REF: 826108

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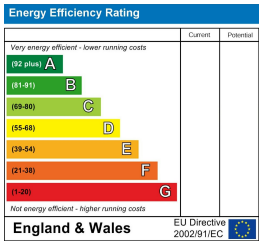


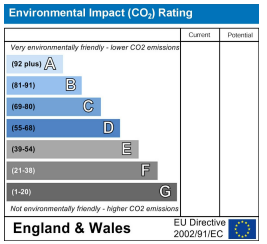



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