



MAGGS
& ALLEN

3, BANNERLEIGH HOUSE BANNERLEIGH ROAD

LEIGH WOODS, BRISTOL, BS8 3PF

£825,000

This impressive penthouse apartment, spanning around 2,000 sq. ft, occupies the entire second floor of a grand, late Georgian mansion. Tucked away in the sought-after yet tranquil Leigh Woods, it offers breath-taking views across Bristol, fabulous open-plan living spaces and three sizeable double bedrooms.

Summary

The heart of this home lies in its fabulous, open-plan living spaces, bathed in natural light from multiple windows and skylights. These areas seamlessly blend attractive original features with high-quality modern fittings.

The drawing room is truly tremendous. Its dual-aspect nature and vaulted ceilings, commissioned by the owners and complemented by large skylights, create a bright, spacious, and character-filled room that also offers a view to the suspension bridge. Exposed beams are a feature throughout the living areas, artfully dividing the rooms whilst maintaining a seamless flow. A built-in bookcase provides a stunning focal point alongside a recently fitted wood burner and hearth. To the far end is a space that the owners have used as a home office cum music room, which in turn opens into the dining area.

The Wren Infinity Plus kitchen, fitted in 2022, and adjacent dining areas are cleverly separated from the drawing room by attractive open exposed beams and woodwork. The dining area with its far reaching views (frequently enhanced by balloons) offers a charming space for meals with friends and family, and dovetails in nicely with larger social events'. The kitchen boasts a range of matching base and wall-mounted units, quartz worktops, and integrated appliances including a fridge, freezer, dishwasher, washing machine, wine fridge, and a free-standing AGA Rangemaster cooker. Both the kitchen and dining areas are fitted with underfloor heating.

The spacious master bedroom is a real treat, featuring a large sash window that not only floods the room with light but also offers magnificent vistas, including the world-famous Clifton Suspension Bridge. It benefits from both an en-suite shower room and a walk-in wardrobe. The two additional well-proportioned double bedrooms are equally impressive. Bedroom two includes a walk-in wardrobe and an en-suite with a walk-in shower, WC, and basin. Bedroom three offers a charming view of nearby gardens from the rear elevation and features built-in wardrobes. Completing this level is a characterful family bathroom featuring a stylish free-standing roll-top bath, WC, and basin, along with a built-in storage cupboard, all accessed from a smart hallway.

Ascending to the roof terrace/maintenance deck, you will discover what are likely some of Bristol's best 360-degree views making it an excellent vantage point for enjoying the annual Bristol Balloon Fiesta.. Notable landmarks include the Clifton Suspension Bridge, the harbourside, and the rolling hills near Dundry on the horizon.

Further enhancing this property is the convenience of off-street parking located at the front of the building. Permit parking is also available on what is a quiet road.



Vendor's Comments

"We were first struck by the beautiful views from the property. The layout has been fantastic particularly for family/friends coming over, everybody who comes in seems to love it also. The roof terrace has been fantastic for watching balloons and fireworks, and doing pizza parties through the summer.

The area is very well connected, most days if we're off we walk over the bridge into Clifton village or walk through Leigh Woods. Ashton court is also lovely to have on our doorstep, and being able to get to Ashton Gate and Bedminster easily is useful. "

Location

Perched on the western side of the Avon Gorge, Leigh Woods is a picturesque rural spot known for its leafy roads and immediate proximity to vast, gorgeous woodlands.

Clifton Village, with its plethora of individual shops and independent eateries, is just a short stroll away over the landmark Clifton Suspension Bridge. Bristol's main business areas, schools, and university are all within easy reach, as are the diverse leisure and entertainment options in the heart of this dynamic city.

Its location on the western edge of the city providing excellent access to North Somerset, the centre of Bristol and major transport links, coupled with the array of beautiful homes means Leigh Woods is one of Bristol's most sought-after areas to live in.

Schools

Hotwells Primary School - Distance: 0.54 miles

Clifton High School - Distance: 0.76 miles

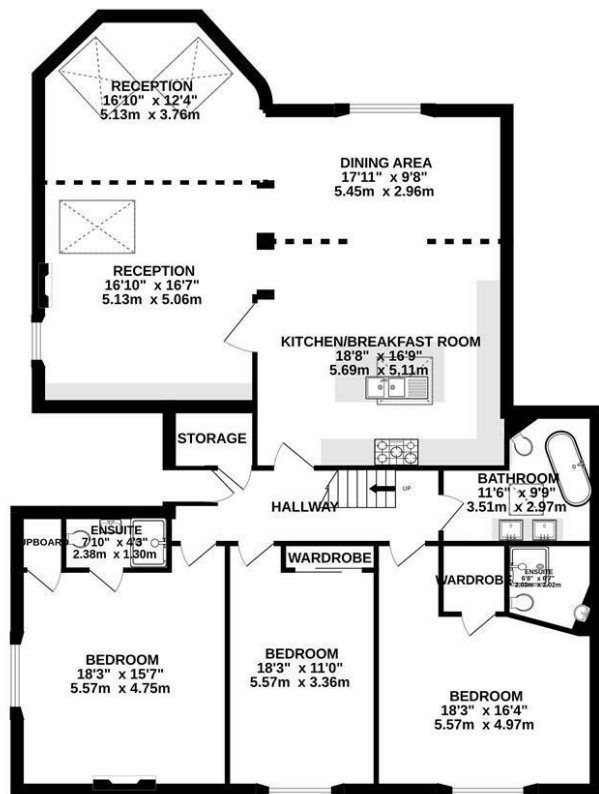
Clifton College - Distance: 0.8 miles

Tenure

We understand the property is a Share of Freehold.



SECOND FLOOR
2861 sq.ft. (182.1 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Impressive penthouse apartment measuring approx. 2000 sq.ft.
- Occupying the upper floor of a handsome period mansion
- Offering far reaching views of Bristol and the Clifton Suspension Bridge
- Stunning open-plan living spaces
- Three double bedrooms
- Private roof terrace
- Three bedrooms including two en suites
- Much-improved by the current owners
- Retaining a wealth of attractive period features
- A special, truly unique apartment

Guide Price: £825,000

Tenure: Share of Freehold

Council Tax Band: E

EPC Rating: C

Local Authority: North Somerset

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS
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