



North Road | Guide Price £550,000

leese & nagle 

The Coach House 6 Ferncliffe North Road, Bristol, BS8 3NQ

- Modern Coach House Style Home
- Beautifully Presented Throughout
- Ideal For Singles, Couples and Retirees
- 10 Mins Walk To Clifton Village
- Private Garden & Parking Space

Bursting with unique character this delightful Coach House style home offers accommodation ideally suited to professional couples, downsizers or active retirees. Offered with no onward chain.

Forming part of an exclusive development of 14 apartments in a prominent Victoria mansion on highly desirable North Rd in Leigh Woods with Nightingale Valley and the Avon Gorge the other side of the road. Quiet and peaceful with beautiful countryside on the doorstep yet only 10 minute walk to Clifton Village via Brunel's Suspension Bridge. As our client commented we can be sat in The Ivy in ten minutes. Perhaps the best of both worlds!

Positioned to the left of the main house and being coach house like in appearance the building is a thoroughly modern adaptation. Lovely open plan living area with doors opening onto a private South facing garden area. A wood burner provides a focal point and warmth. A breakfast bar separates the kitchen which is attractively presented with high gloss white units set under oiled timber worksurfaces and has a range of built in Neff & Miele appliances. An additional window overlooking the garden illuminates the space. A beautiful curved wall from the hall adds character and incorporates the stairs rising to the upper floor. The upper floor accommodates a rather grand master bedroom suite. Set into the roof space its full of character and has plenty of storage via the dressing area and built in wardrobes. The en suite is sumptuous! Part walls and floor, free standing double ended bath, large walk-in shower cubicle, WC and basin set onto a vanity unit. Skylights provide natural lighting.





Back downstairs the hall has a second bedroom/home office to the left side. Window to the front and currently has built in office furniture with space for a guest sofa bed. On the opposite side of the hall is a combined utility/shower room. Smartly presented it has tiled shower enclosure, WC, Belfast sink and range of counters and utility space for washing machine etc. The property is highly energy efficient with C energy rating. Gas fired central heating, double glazed windows etc.

Allocated parking space (directly in front of the entrance) access to the communal storage sheds (mainly for bikes) and the extensive gardens to the rear of the development. The private garden area is directly beyond the living room doors and clearly defined.

Important Information:

Although the property sits within its own space with no neighbours above or below it is set up as leasehold to fit in with the rest of the development. The freehold is owned by nine of the residents and this share will be transferred on completion of the sale.

There is no ground rent payable.

Remainder of a 999 year lease from 2003

Current service Charge £225 per month (set annually).

Council Tax E (currently £1800 per annum).

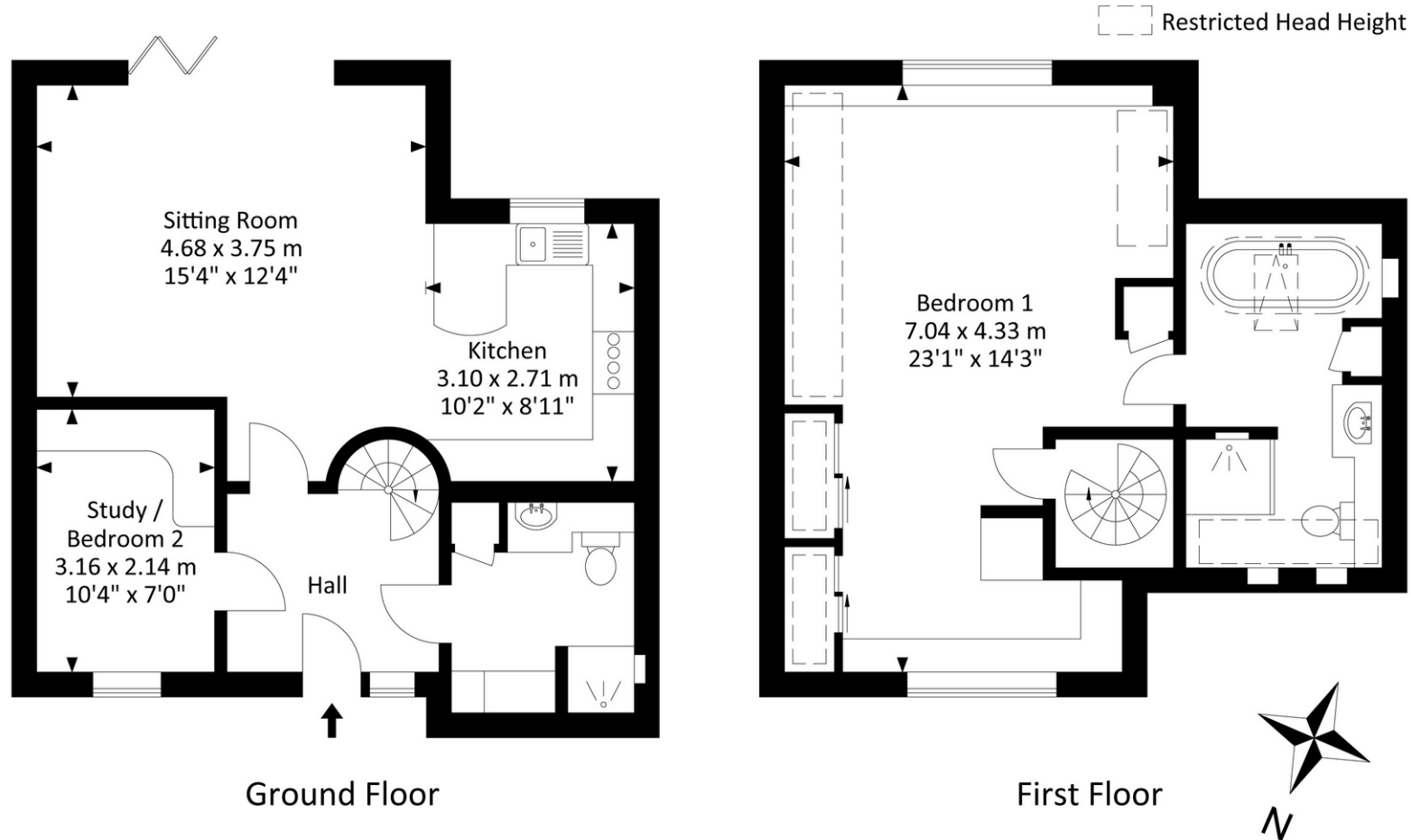


Energy Performance Certificate
Rating C



Ferncliffe, North Road, Leigh Woods, Bristol, BS8 3NQ

Approx. Gross Internal Area 972.19 Sq.Ft - 90.32 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.