



## MULBERRY HOUSE

North Road, Leigh Woods, Bristol, BS8 3PL



# Mulberry House

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An outstanding four-bedroom semi-detached family house of circa 3800 sq. ft situated on a private road in a sought-after location.

SEMI-DETACHED FAMILY HOUSE IN A SOUGHT-AFTER LOCATION • FOUR DOUBLE BEDROOMS AND THREE BATH / SHOWER ROOMS • STUNNING OPEN PLAN FAMILY KITCHEN, DINING ROOM AND SITTING ROOM • FAMILY ROOM / PLAY ROOM • INTEGRATED DOUBLE GARAGE AND GATED OFF-STREET PARKING • SEPARATE HOME OFFICE / GARDEN STUDIO • LANDSCAPED SOUTH-FACING REAR GARDEN • FULLY ENCLOSED COMMUNAL GARDENS • CLOSE PROXIMITY TO CLIFTON VILLAGE AND SOME 500 ACRES OF NATIONAL TRUST WOODLAND

## Situation

Situated in the sought-after village of Leigh Woods, Mulberry House is just a stroll through the village to Brunel's iconic Suspension Bridge, and less than a mile from Clifton village, with its fabulous range of independent shops, bars and restaurants.

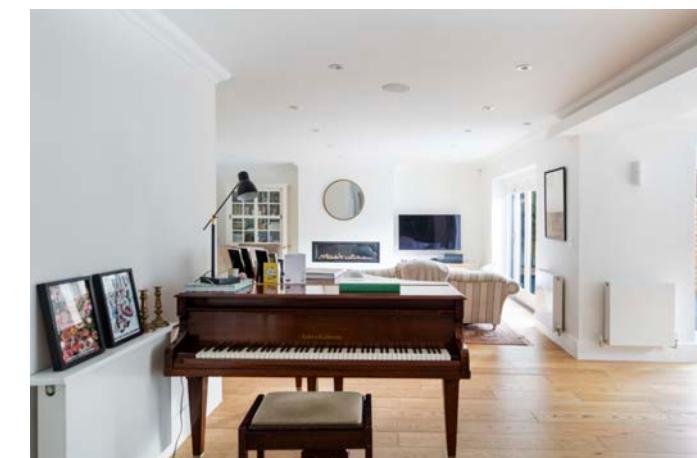
To the North lies the Leigh Woods National Nature Reserve, some 2 square kilometres of National Trust woodland, walk-ways and bike paths; whilst opposite lies circa 800 acres of open public space forming part of the Ashton Court Estate.

Bristol is renowned for its schooling and many parents local to Leigh Woods have children at leading Bristol independent schools such as The Downs and Butcombe Prep; as well as Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids and Badminton School for Girls.

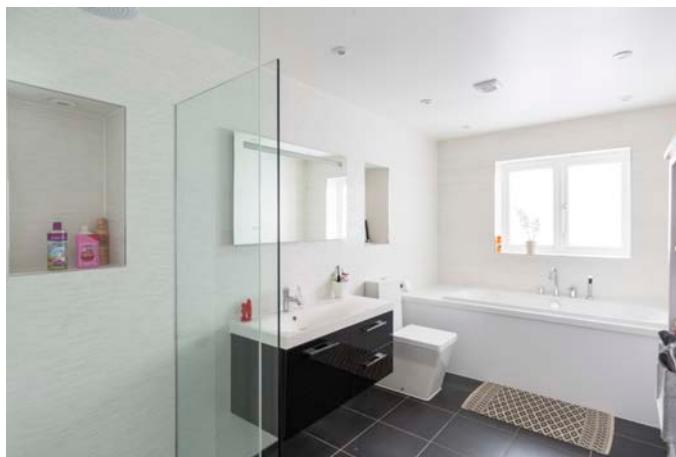
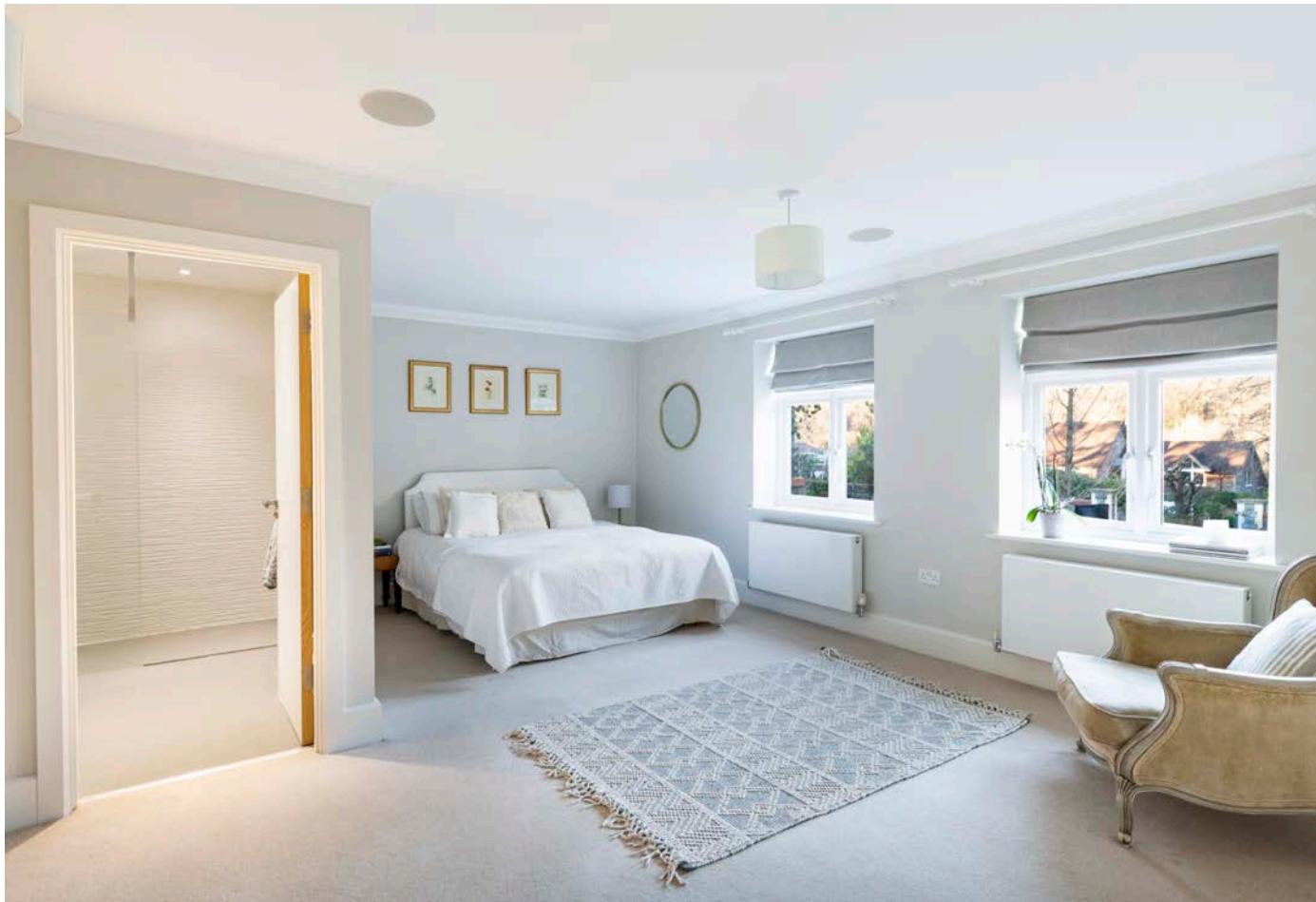
## For Sale Freehold

Mulberry House is a superb two storey family house, situated behind electric gates and forming one half of a pair of semi-detached houses completed in 2012 by respected housebuilders Devonshire Homes.

The house affords a deceptively generous amount of indoor space, with the ground floor mostly given over to open-plan family living; with a stunning open plan kitchen, dining room and sitting room. To the rear is a landscaped family garden, catching much of the day's sun, which in turn has private gated access to one of the city's largest communal gardens.







Approached via North Road through a pair of handsome black wooden gates a secondary pair of electric gates are immediately ahead, opening into the parking for Mulberry House and its neighbour.

To the front of the house is off-street parking for several vehicles, as well as access to an integrated double garage.

Inside, the welcoming entrance hall has wooden stairs leading up to the first floor, with a useful family room immediately to the left. This has been used for numerous purposes over the past few years; from family games room to cinema room, and more recently a large work from home office space. With integrated wiring for surround sound, it could suit a variety of uses for any new owner's needs.

To the end of the hallway however is the stunning open plan kitchen and reception space – covering some 900 sq. ft or so it presents a truly fabulous space for families of all size and ages to enjoy. Bi-fold doors open up from both the sitting and dining areas giving an "indoors / outdoors" feel to the space, enabling the owners to fully maximise the outdoor kitchen and al-fresco dining potential over the summer months. In the winter, the contemporary gas fire in the sitting area provides extra warmth and comfort as well as a feature and focal point for the room.

The kitchen itself is well-appointed, with an expanse of storage cabinets providing a pop of colour, as well as an array of wall mounted MIELE appliances and an integrated ceramic hob. There is an expanse of work space and views out from the kitchen over the garden.

Accessed from the kitchen is a fully fitted utility room, with additional access out into the double garage – currently doubling up as a home gym.

The entrance hall has access to a fitted cloakroom, and a separate storage cupboard housing the property's comms - the current owners enjoying a room by room SONOS system (in the main living space and bedrooms only).

Upstairs lie four excellent double bedrooms, the master of which has access to both a private roof terrace and steps leading directly down into the garden. The master bedroom also enjoys two walls worth of fitted wardrobe space and an en-suite bath & shower room.

To the front of the house is a large guest bedroom, also with fitted wardrobes and an en-suite shower room, whilst bedrooms three and four share a well-appointed family bath and shower room between them. The storage is excellent throughout the top floor – with every room having access to either wardrobes or extensive eaves storage space.



We believe that, subject to the usual consents, the first floor could convert to provide five double bedrooms should a new owner require additional space.

#### Outside

The private south facing garden is a huge feature of the house, being a perfect place to catch much of the day's sun and landscaped for day to day family use, al-fresco dining and day & night time entertaining. The lower level is paved for dining, whilst steps leads up to a lawn with mature borders, with a detached home office / studio looking back over the house.

From the lawn level there is access to the side of the property and around to the front of the house (perfect for garden guests / BBQ's), and a gate leads out from the rear of the garden into a magical and fully maintained communal garden of circa one acre in size.

This stunning residents only communal garden is fully enclosed and was formally part of the University of Bristol's Botanical Gardens and as such had been lovingly maintained and cared for over many decades. It now provides pathways with wonderful sheltered garden walks beneath mature tree canopies, green open spaces to sit and relax and Pulhamite rock features, which are also seen in the gardens of Buckingham Palace.

#### Services

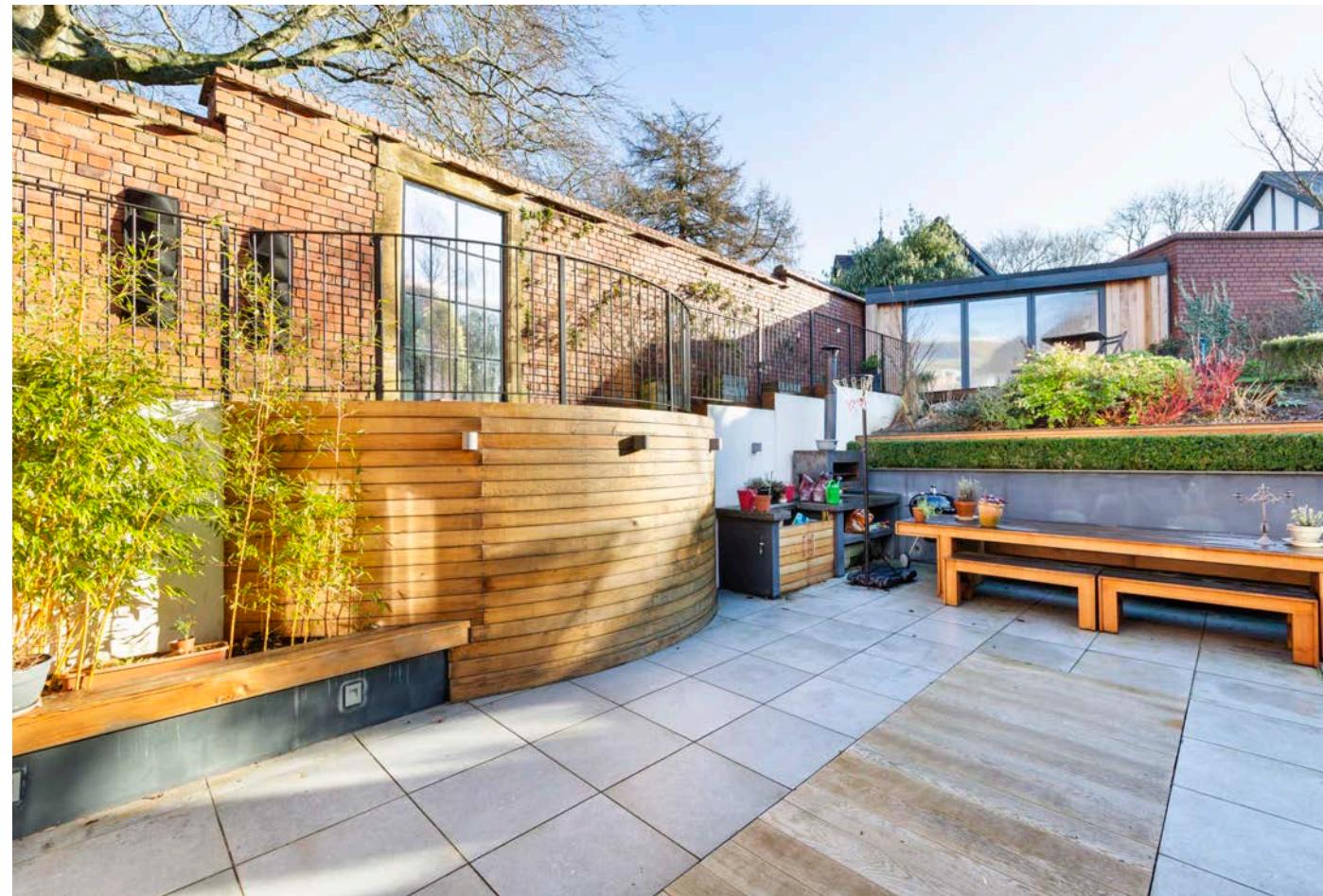
All mains services connected. Gas fired central heating system.

#### Local Authority

North Somerset Council Tel: 01934 888 888

Council Tax: Band H

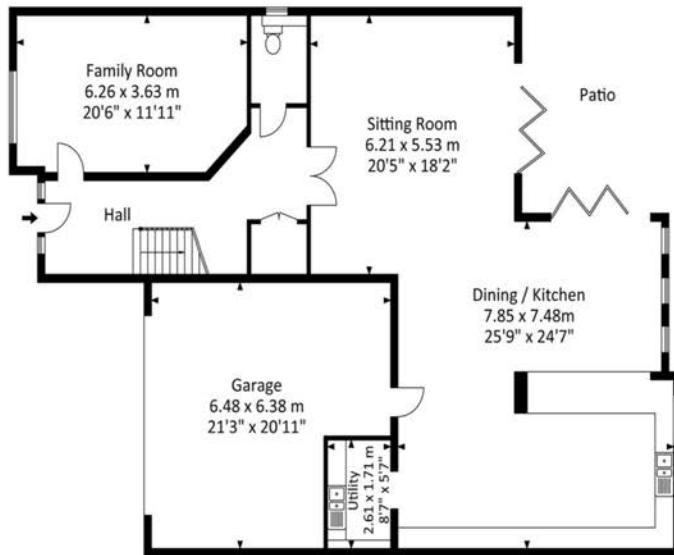
Directions: Postcode: BS8 3PL



**Mulberry House, Leigh Woods**  
**Approx. Gross internal Area**  
**3849.49 Sq.Ft - 357.63 Sq.M**  
**(Total area Includes Garage/Studio)**



(Not shown in actual location)



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.



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