



Sunnyside Cottage
Long Lane, Redhill, North Somerset, BS40 5SF

Robin King | Estate Agents

SUNNYSIDE COTTAGE, LONG LANE, REDHILL, NORTH SOMERSET, BS40 5SF

A charming, traditional mid-19th century detached, 4 bedroom country cottage, with spectacular far reaching views over Wrington Vale and the Mendip Hills

Approx 1,456 sq. ft. of flexible accommodation • 4 bedrooms • 2 reception rooms • Traditional country kitchen • Enclosed terraced gardens • Off street parking • Exceptional views • Mainline railway services within 5.7 miles at Nailsea and Backwell Station – Paddington from 119 minutes • Bristol Airport within 2.6 miles • Popular village with good amenities, including a well-regarded junior school and in catchment for Churchill Academy & Sixth From (All distances are approx.)

Sunnyside is a delightful country cottage, beautifully positioned to maximise the surrounding exceptional rural views towards the Mendip Hills. Packed with character this house has original features which add real charm including inglenook windows, latched doors and a cosy open fireplace.

A welcoming front door leads straight into a lobby which provides useful storage for shoes and coats. To the left is the sitting room with snug to rear. This large room has an inglenook window looking out to arable pastureland and the Mendip Hills, a feature brick fireplace with Jotul log burner and opens through to the snug. A lovely area with additional seating space, it has French doors opening to the pretty terraced garden. A latched door leads to the utility room; a large room providing ample storage, space for a washing machine and a back door to the Lane.

A further reception room at the front of the house currently used as a dining/sitting room has a cosy open fireplace, storage cupboard, windows with views to the hills and a doorway leading to the farmhouse style kitchen. With solid oak units, a butlers sink and quarry tiles this quintessential room also has space for a cooker and fridge/freezer together with access to the garden.

Upstairs are 4 bedrooms, most with views of the surrounding countryside and a gorgeous pine clad, vaulted ceilinged bathroom with cream suite and storage.

The fully enclosed garden immediately to the rear of the property can be accessed from the kitchen and has a gravelled area with paved terrace providing a perfect spot for a BBQ or alfresco dining. Stone steps lead from here to a secluded lawned area. At the back of the cottage is also a separate fenced space providing off street parking and useful space for storage.





Location – The village of Redhill occupies an elevated position some 11 miles southwest of Bristol and has local facilities including a Church, pub and village hall with a recreational field and children’s play area. The near village of Wrington has a more extensive range of amenities including a primary and play school, with secondary schooling available nearby in Churchill. There is easy access to both Bristol International Airport within 2 miles and the mainline railway station at Nailsea and Backwell within 5.8 miles. The M5 is accessible within 10 miles at Junction 20 in Clevedon. (All distances are approximate)

Directions – From Robin King’s office turn right onto the High Street towards Langford. Go through Congresbury into Langford turning left onto the A38. Continue towards Bristol for about 2 miles and then turn left into The Pound. At the next junction with Church Road, the property will be found on the immediately ahead of you.

Important Notice:

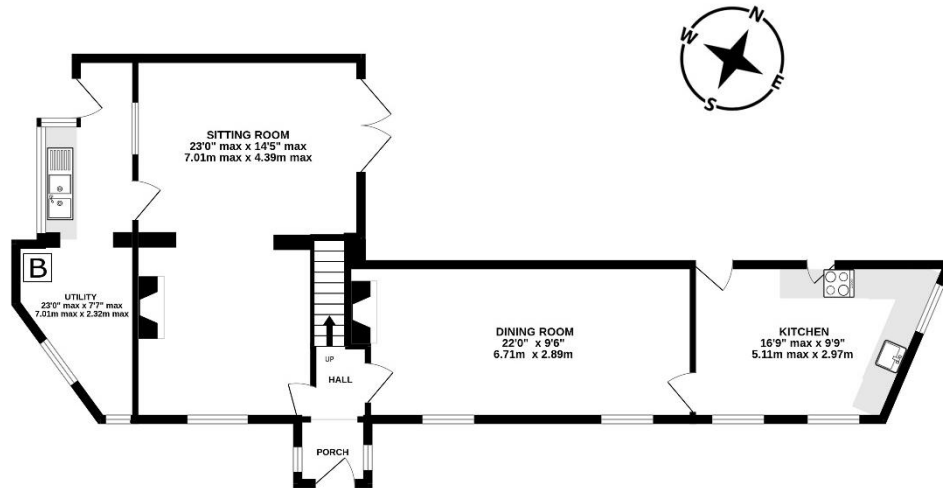
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – Mains electricity, drains, water. Oil central heating

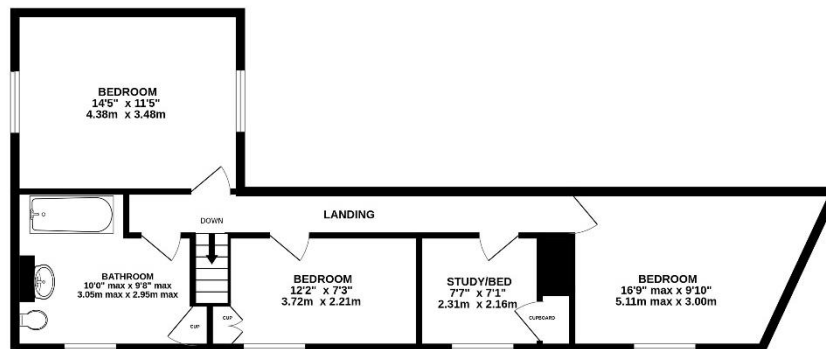
EPC RATING - F

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,075.83 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.3 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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