



The Cottage
Station Road, Congresbury, Bristol, BS49 5DY

THE COTTAGE, STATION ROAD, CONGRESBURY, BRISTOL, BS49 5DY

A stylish and spacious 3 double bedroom semi-detached cottage, set in the heart of a popular North Somerset village with good amenities and excellent transport connections for access to Bristol and beyond

APPROX 1529 SQ FT OF ACCOMMODATION • LARGE BRIGHT KITCHEN/DINING ROOM • 3 DOUBLE BEDROOMS • 2 RECENTLY REFURBISHED BATHROOMS (1 EN-SUITE) • OFF STREET PARKING FOR 3 CARS • ATTRACTIVE ENCLOSED PRIVATE GARDEN • GATED ACCESS TO RIVER YEO • NO ONWARD CHAIN •

Believed to date from the late 1800's The Cottage offers excellent flexible accommodation whilst maintaining the warmth and appeal of a more traditional cottage-style property. Situated on a plot with a large fully enclosed garden, parking and direct access to the River Yeo's extensive bankside area, this property stands out for its unique attributes.

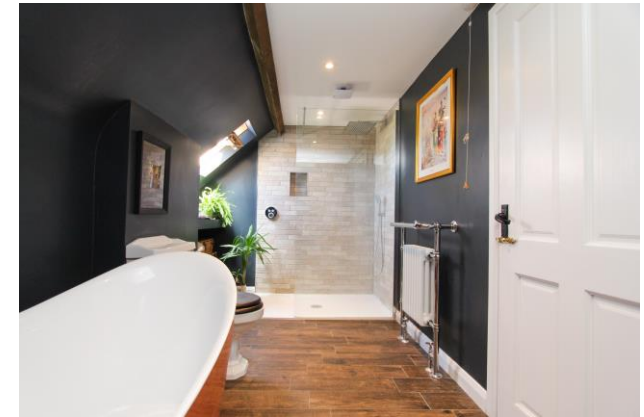
Entering a welcoming porch with useful space for boots and shoes, you step into the spacious sitting room. With a traditional brick open fireplace, a recessed bay window overlooking the front garden, and smart Karndeian herringbone flooring it has a modern contemporary feel whilst retaining its cottage charm. Adjacent to the sitting room, a separate reception room with dual-aspect windows offers another bright and versatile space. Currently used as a playroom, it could be easily transformed into a snug, office, or music room.

Styled in white the kitchen/dining room at the rear of the house offers practical space with contemporary metro tiling, an island, feature plate rack, gas hob, double oven together with space for a dishwasher and American-style fridge freezer. The back door opens to the garden dining terrace providing an ideal space for a BBQ or social gatherings.

The downstairs accommodation is completed with a utility room with additional storage, a pantry, space for a washing machine and a convenient downstairs cloakroom.

Upstairs is a bright, light-filled landing from which you can access the 3 double bedrooms. The principal bedroom is a lovely tranquil space with expansive far reaching rural views, fitted wardrobes, and a gorgeous recently fitted en-suite shower room. A further tastefully designed family bathroom, also recently installed, offers a real spa-like retreat with a generous walk-in shower and an eye catching copper-coloured free-standing bathtub.





Outside – The Cottage has a large fully enclosed garden offering a variety of interconnected spaces. Immediately outside the back door is a substantial paved terrace currently set up with a hot tub (which may be available for sale subject to separate negotiation). A foliage archway beyond this gives a glimpse of the spacious lawned area with two sheds and a variety of mature shrubs and trees including a walnut tree. To the right, steps lead to the “hidden gem” of this property – a stretch of the River Yeo’s bank where you can enjoy the scenic view, take a walk, or even launch a kayak or paddleboard and join the ducks and swans floating downstream. Completing the outside space is a dedicated parking area with space for at least 3 cars.

Location – Congresbury is a friendly village containing a variety of independent shops and businesses plus sports and leisure amenities along with a primary school. The property is within the catchment area for the well-regarded Churchill Academy and Sixth Form. Mainline railway services (London Paddington from 114 minutes) are available from Yatton station, 2.5 miles away. Access to the M5 via Jct 21 is within 5.8 miles and Bristol Airport is within 8.2 miles. The surrounding countryside offers a host of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach.

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



DIRECTIONS – From our office head northeast on Broad St toward High St/B3133, turn left onto High St/B3133, turn left onto Station Rd/A370. The cottage will be on the right.

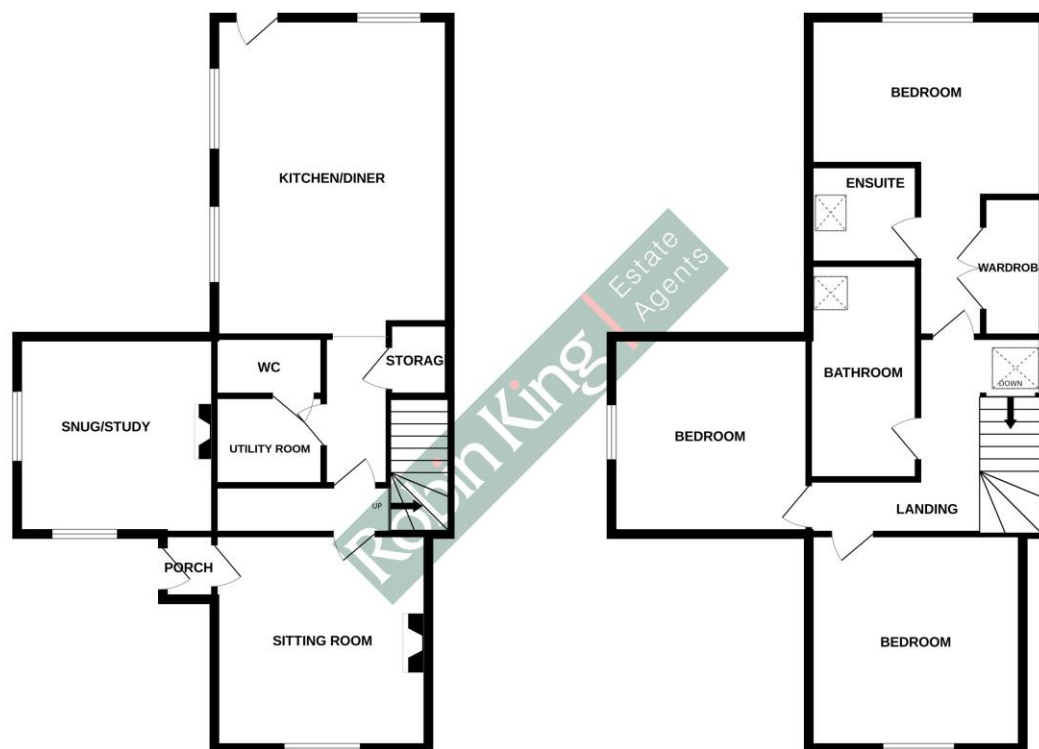
SERVICES – All mains services

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,523.38 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 1529 sq.ft. (142.0 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.
Made with Metrepx 10/2023



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**