



Sharpham Cottage
37 Wrington Road, Congresbury, BS49 5AL

Robin King | Estate Agents

SHARPHAM COTTAGE, 37 WRINGTON ROAD, CONGRESBURY, BS49 5AL

A charming, detached cottage filled with character and with far reaching views, situated in the highly sought after village of Congresbury.

Approx 1692 Sq. Ft Accommodation • Detached Character Cottage • 4 Bedrooms • 2 Bathrooms • Solar Panels • Far Reaching Views • Within Catchment For Churchill Academy & Sixth Form • Yatton Station Within 1.2 Miles For Mainline Railway Services – Paddington From 114 Mins • Access To M5 (Jct 20) Within 5.3 Miles • Bristol Airport 9.7 Miles • Central Bristol 12.7 Miles •

Sharpham Cottage is a delightful property with a rich history dating back to its original construction in 1809. This picturesque property has been thoughtfully extended whilst great care has been taken to preserve its timeless character.

An inviting porch leads into a spacious hallway with plenty of room for coats and shoes. Straight ahead is an office and a versatile room which is currently used as a guest bedroom or alternatively could provide additional office space. There is also a downstairs cloakroom with shower.

Following the hallway round to the left, the cosy sitting room with beamed ceiling features pretty window seats and a stone fireplace with a wood burner flanked by bookshelves. A wonderful addition to this is a conservatory with a stone floor and half-brick walls which provides a tranquil retreat with access to the front garden and splendid views across the Mendips towards Weston.

At the end of the hallway is the gorgeous kitchen/diner. Styled as a traditional farmhouse kitchen, this space seamlessly combines functionality and rustic charm with oak units, stone flooring, ceiling beams and a warming AGA. A practical utility area with a fridge, washing machine, and dishwasher ensures that everyday needs are met.

Upstairs, there are a further 3 double bedrooms and a family shower room.





Outside - the garden has a well-maintained lawn with borders containing a mixture of mature plants and shrubs together with a pretty kitchen garden. There is also a beautifully crafted summer house, constructed from wood sourced from Congresbury Railway Station, which closed in 1963, a greenhouse and a serene pond which adds extra interest. A garage incorporating solar panels and a driveway offers ample space for parking.

Location - Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing, and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the local Churchill Academy and Sixth Form.

Important Notice:

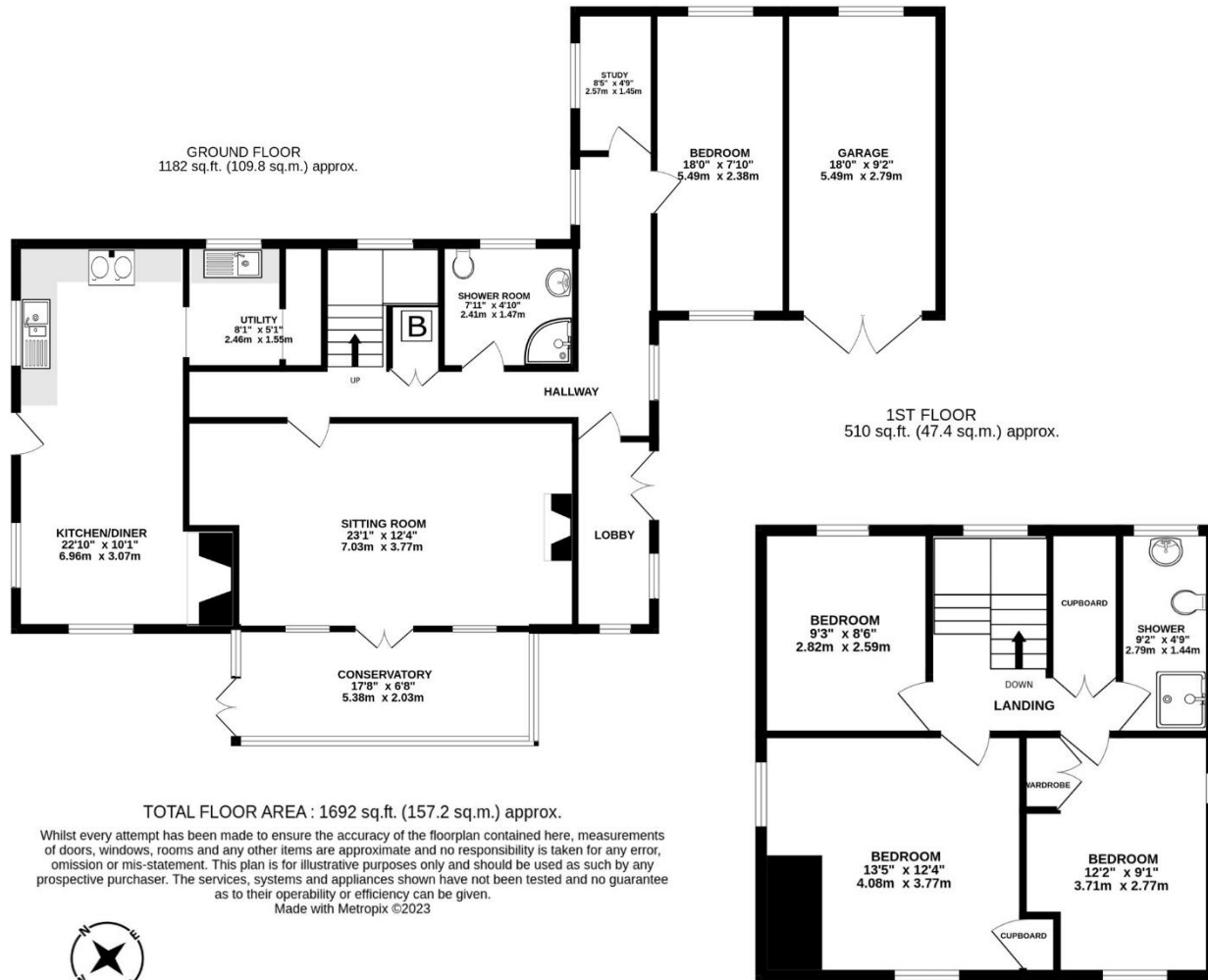
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 Robin King Estate Agents head northeast toward High Street (B3133). Turn left onto High Street (B3133) then make a right turn onto Bristol Road. Drive for approximately 0.7 miles on Bristol Road. Next, make a right turn onto Wrington Road. Continue on Wrington Road for about 0.3 miles. Make a left turn, and you will arrive at your destination which will be on your left.

SERVICES – Mains Electricity, Oil Heating & Septic Tank

EPC RATING – E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,064.58 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT