



**Kirklees**  
**Mill Leg, Congresbury, BS49 5JE**

**Robin King** | Estate Agents

## KIRKLEES, MILL LEG, CONGRESBURY, BS49 5JE

Kirklees is a fabulous home nestled in the heart of Congresbury. Boasting five bedrooms, three bathrooms (one en-suite), and a lovely private wrap around garden, this property offers an ideal living space for families.

**Approx 1833 Sq. Ft Accommodation • 5 Bedrooms • 3 Bathrooms (1 En-Suite) • Spacious Kitchen/Breakfast Room • Open Plan Living/Dining Room • Large Wrap Around Garden • Garage And Off-Street Parking For Multiple Vehicles • Central Village Location • Annexe Potential • Yatton Station Within 2 Miles For Mainline Railway Services – Paddington From 114 Mins • Bristol Airport 6 Miles • Access To M5 Within 7.1 Miles At Jct 21 St George's • Central Bristol 12 Miles (All Distances Approx.)**

Entering the property through a covered porch and modern front door you are welcomed into an expansive entrance hall. Immediately to your left, discover a well-appointed double bedroom and a generously sized family bathroom. As you follow the hallway to the right, you will pass another bedroom and bathroom leading to the main living/dining room.

The living/dining room is flooded with natural light from large windows and French doors that open to the rear garden. A built-in wood burner adds warmth and charm, creating an inviting space for cosy winter evenings. Seamlessly connected to this living space is the fabulous kitchen/breakfast room, with ample light oak wooden base and eye-level units, accentuated by stylish black granite worktops. Equipped with integrated appliances, including a fridge/freezer, dishwasher, separate freezer, and built-in washing machine and tumble dryer, this kitchen will cater to all your needs. A Smeg range cooker takes centre stage, and French doors open to a covered outdoor seating area, seamlessly blending indoor and outdoor living for the perfect setting to entertain friends and family.

Journeying back through the living/dining room and the inner hall with a dedicated study space, you'll encounter bedrooms four and five, with the fourth bedroom currently serving as a versatile family room. Continuing towards the end of the hall, the main bedroom awaits, offering a modern en-suite shower room, and peaceful views of the garden.





Outside, the property's charm extends to delightful gardens featuring a main lawned area and inviting patio spaces. A mature hedge ensures privacy, while raised beds and vegetable patches on the side showcase the garden's versatility. To the side, is a large timber storage/workshop and gated access to the front reveals a single garage, and driveway parking for multiple vehicles, completing the outside space.

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 popular 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 our Congresbury office, turn right onto high street and follow the road for approx. 0.2 miles. Turn left onto Mill Lane and then right onto Mill Leg. Follow Mill Leg to the end where Kirklees is situated.

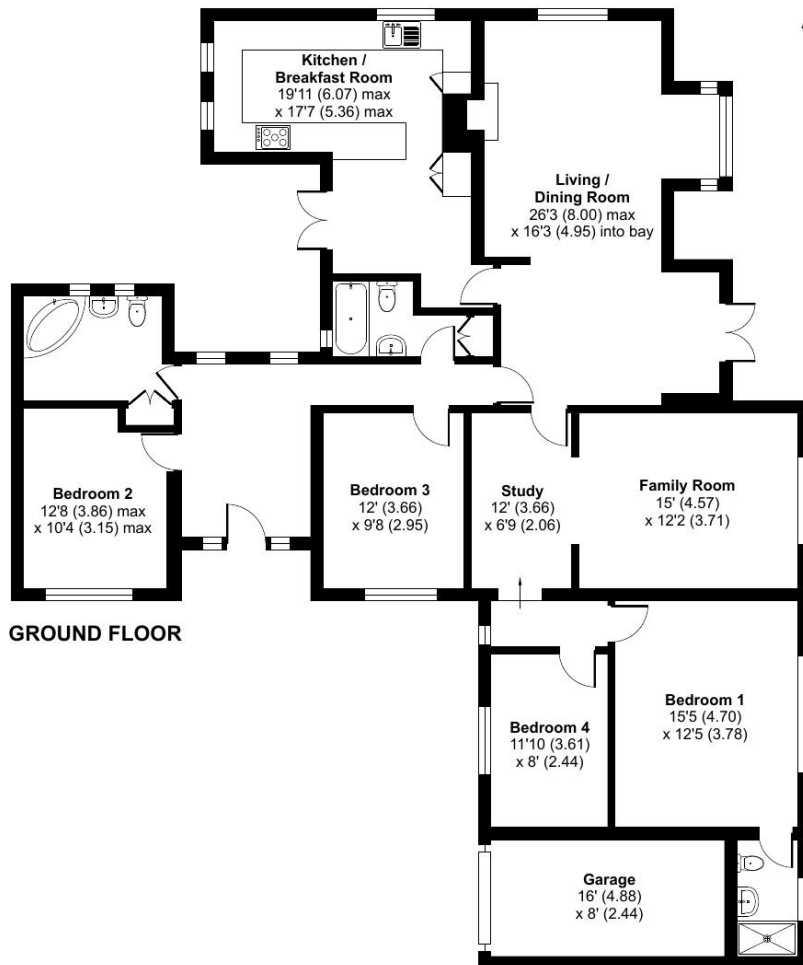
**SERVICES** – All Mains Services

**EPC RATING** – E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND F** £2,982.17 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

## Kirklees, Mill Leg, Congresbury, Bristol, BS49

Approximate Area = 1833 sq ft / 170.2 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1961 sq ft / 182.1 sq m  
For identification only - Not to scale



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