



**Long Corner**  
**Wrington Lane, Congresbury, Bristol, BS49 5BQ**

**Robin King** | Estate Agents

## LONG CORNER, WRINGTON LANE, CONGRESBURY, BS49 5BQ

A spacious 3-bedroom detached bungalow set in a quiet and peaceful location in the popular village of Congresbury with driveway parking, a double garage and easy access to Bristol and beyond

**APPROX 1564 SQ FT OF FLEXIBLE ACCOMMODATION • 3 DOUBLE BEDROOMS, 2 RECEPTION ROOMS • LARGE MATURE GARDEN WITH FAR REACHING VIEWS • DRIVEWAY PARKING AND DOUBLE GARAGE • YATTON STATION WITHIN 2.2 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 5.7 MILES • ACCESS TO M5 WITHIN 5.8 MILES AT JCT 21 ST GEORGE'S (ALL DISTANCES APPROX) • NO ONWARD CHAIN**

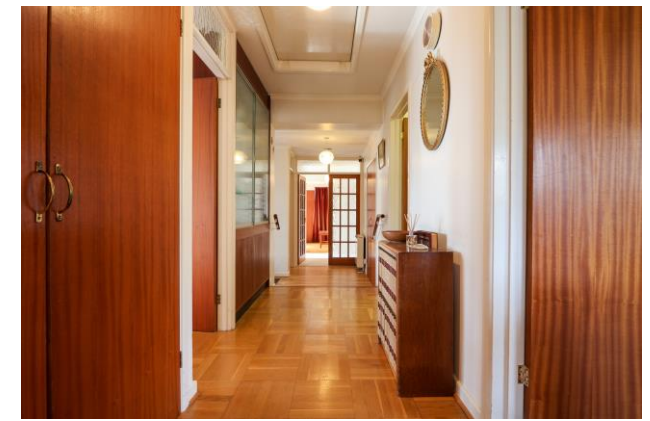
Long Corner is set centrally in an elevated position on a surprisingly large plot on the edge of the popular village of Congresbury. With three bedrooms and two generous sized reception rooms it offers flexible accommodation together with the opportunity to extend into a 2-storey property STPP. While it could benefit from some slight modernisation, it is presented in good order and is offered to the market with no onward chain.

Entry via a storm porch with space for coats and shoes leads straight into a generous hallway with lovely wooden parquet flooring. It contains a useful storage cupboard and a downstairs cloakroom. To the left is the bedroom accommodation with three spacious doubles with built in wardrobes one of which is currently arranged as an office. All are well proportioned and offer tranquil views of the garden and surrounding countryside. A family bathroom has a white 3-piece suite.

To the right is the reception accommodation comprising of a dining room which has an electric fire and lovely views towards the hills in the distance. A door leads through to the good-sized kitchen which has an AGA at its heart and traditional quarry tiles together with space for a dining table, dishwasher, washing machine and fridge freezer.

From here, there is a lobby with larder storage, space for a freezer and a back door to the garden. To the left is a small room that was a dark room but would make a great space for an office. The final reception room is a light and bright sitting room with sliding doors opening out to a covered terrace and offering lovely views over the pretty garden.





**Outside** – Long Corner sits centrally within a surprisingly large plot and has a driveway with parking and a double garage to the left. The garden has a mixture of classic stone walling and mature hedging/trees, and there is a pretty lawned area with an attractive apple tree and several borders with mature plants and shrubs. The garden is elevated and so takes advantage of the far reaching views and provides many spots with terracing where one can stop and enjoy the peace and tranquillity of the area. There is also a lovely, canopied dining terrace outside the sitting room doors and a useful storage shed at the rear of the property.

**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.. 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 well regarded 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

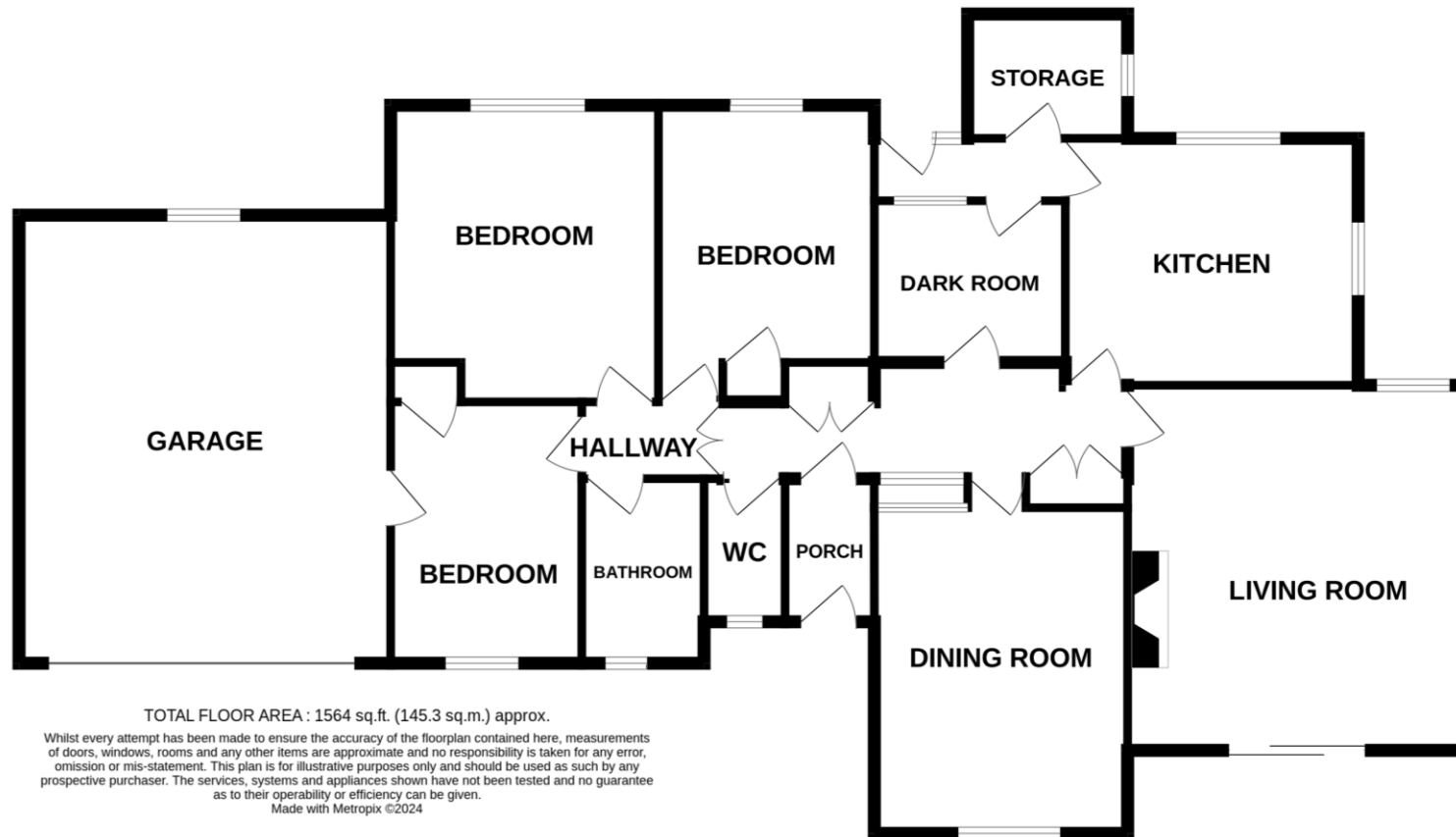


**SERVICES** – Mains electricity, night storage heaters, mains drains, mains water. Oil AGA.

**EPC RATING** – G

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND F** £3,141.78 (2024/25) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**GROUND FLOOR**  
1564 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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