



**Byways**  
**Wrington Lane, Congresbury, North Somerset, BS49 5BQ**

**Robin King** | Estate Agents

## BYWAYS, WRINGTON LANE, CONGRESBURY, NORTH SOMERSET, BS49 5BQ

A well-presented detached, 4 double bedroom property with a beautifully landscaped garden, garage and driveway parking tucked away in the popular village of Congresbury which is convenient for access to Bristol and beyond.

**APPROX 1,727 SQ. FT FLEXIBLE ACCOMMODATION • 4 DOUBLE BEDROOMS • 4 RECEPTION ROOMS • LARGE MATURE SUPERBLY LANDSCAPED GARDEN • DRIVEWAY PARKING AND LARGE 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 (ALL APPROX)**

Byways is a detached home tucked away in a wonderful, private, and elevated position in the heart of Congresbury village. It has been thoughtfully extended to provide excellent free flowing flexible family accommodation with 4 bedrooms, and 4 reception rooms. Off street parking for ample cars together with a garage and workshop make this property sure to attract attention.

Double doors welcome you straight into a large entrance hallway/sunroom with plenty of space for storage of coats and shoes. Tucked behind here is a neat office/study with fitted shelving and a built-in desk.

To the left, a spacious sitting room has dual aspect windows with lovely far-reaching views and an attractive fireplace with dual fuel burner. Beyond here is a more formal dining room with a full-length double window with garden views. To the rear of the house is the kitchen which has a good range of fitted units, a Bosch double oven, NEFF gas hob, a breakfast bar and space for a fridge/freezer and dishwasher.

Two bedrooms are located on the ground floor and are served by a stylish family bathroom fitted with a white suite and smart geometric tiled floor. It has an adjacent utility cupboard with space for a washing machine and tumble dryer. The principal bedroom has a good number of fitted wardrobes and a light and airy dual aspect.

Rising to the first floor you will find two further spacious double bedrooms each with its own shower cubicle and wash basin as well as cupboards and access to eaves storage. A W.C. serves both rooms.





**Outside** – Approaching the house via a gently sloping private driveway leads to a parking area and garage with workshop. A highlight of the property is its magnificent gardens which have recently been very attractively landscaped. With the house centrally on the plot they offer multiple spots to relax and enjoy the outdoors with a sun terrace at the front and a dining terrace, Japanese zen garden, and summer house to the rear. All framed by colourful mature borders and delightful shrubs featuring acers, buddleia, and hydrangeas the garden really is a haven of tranquillity and provides the perfect place to relax and enjoy the surrounding nature.

**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

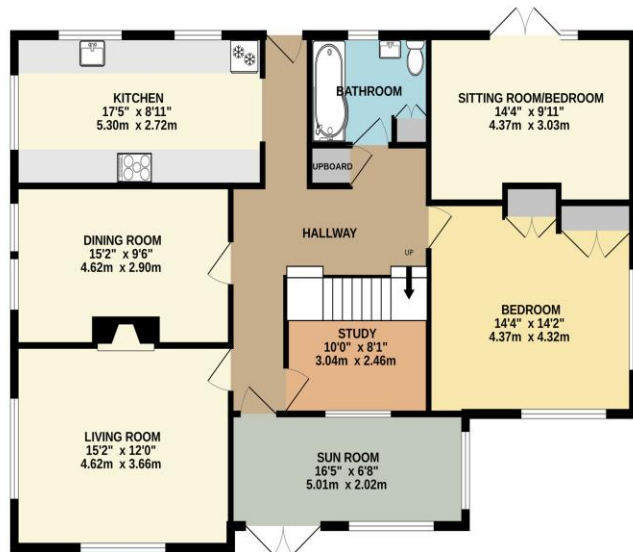
**SERVICES** – All mains services  
**EPC RATING** – D  
**COUNCIL TAX BAND F** £3,141.78(2024/25) North Somerset District Council

\*Bandings for properties altered/extended since 1st April 1993 could be subject to review.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1727sq.ft. (160.4 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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