



Wayside Cottage
5 Stonewell Lane, Congresbury, North Somerset, BS49 5DL

Robin King | Estate Agents

WAYSIDE COTTAGE, 5 STONEWELL LANE, CONGRESBURY, NORTH SOMERSET, BS49 5DL

A well-maintained detached bungalow with a garage, delightful gardens and driveway parking set in a peaceful residential location in a highly regarded North Somerset village with good amenities and convenient for access to Bristol and beyond.

Approx 1,355 Sq Ft Flexible Accommodation • Spacious Open Plan Sitting/Family Room • Good Sized Kitchen • 3 Bedrooms • 2 Bathrooms (1 En-suite) • Garage And Driveway Parking • Pretty Mature Gardens • Popular Village With Good Amenities • Yatton Station Within 2.3 Miles For Regular Mainline Services To Bristol And Beyond (Direct Services To Paddington From 110 Mins) • Bristol Airport 6.5 Miles / Bristol City Centre 12.3 Miles / Jct 21 M5 Within 5.6 Miles (All Distances Approx.) • NO ONWARD CHAIN

Wayside Cottage, believed to have been built in the 1930's, has been a much-loved family home for the last 40 years. It is a lovely, warm, and bright home with three double bedrooms, a spacious open-plan sitting room, good-sized kitchen/dining room, mature south-facing garden Set in a tucked-away location in a quiet residential area in the popular village of Congresbury, whilst it could benefit from some slight modernisation, it is presented in good order. Wayside Cottage also offers no onward chain and has the potential for developing the top floor (STPP).

The front door leads into a welcoming hallway with to the left the first of 3 double bedrooms. It has an attractive bay window to the front, a sink and built in wardrobes and dressing table. Returning to the hallway and past a beautiful custom-made stained-glass window you will find a spacious sitting room with log burner and French windows to the garden and dining terrace beyond. A door to the left leads through to the kitchen /dining room which is fully fitted with an induction hob and double oven and has space for a fridge, washing machine and freezer. This room has a lovely garden aspect and the dining area a beamed ceiling adding additional character. A back door leads to the garden and also the garage.

Returning to the hallway there are 2 further bedrooms both with wardrobes and one with a lovely bay window, with an ensuite shower room. A family bathroom with white three-piece suite completes the ground floor accommodation.

Rising to the first floor there can be found a really spacious area with under eaves storage that is currently used as an extra amenity space, but could STPP be made into further bedroom.





Outside – Wayside Cottage is attractively set back behind a glorious mature border filled with an abundance of shrubs and perennials with a neat, gravelled area behind this. To the left there is a drive with parking for several cars together with access to the garage with up and over door. A side return leads to the rear where there is a beautiful garden with raised beds several wisteria and honeysuckle pergolas. Next to the house is a terraced area which is perfect for alfresco dining, or a summer BBQ. In addition, there is a woodstore, greenhouse and a large storage shed.

Location – Stonewell Lane is a popular residential street conveniently located for access to Congresbury's shopping parade and for access to Bristol (within 13 miles) and beyond. The friendly village contains 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, 2.3 miles away. Access to the M5 via Jct 21 is within 5.6 miles and Bristol Airport is within 6.5 miles. The surrounding countryside offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach.

Important Notice:

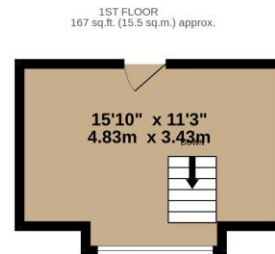
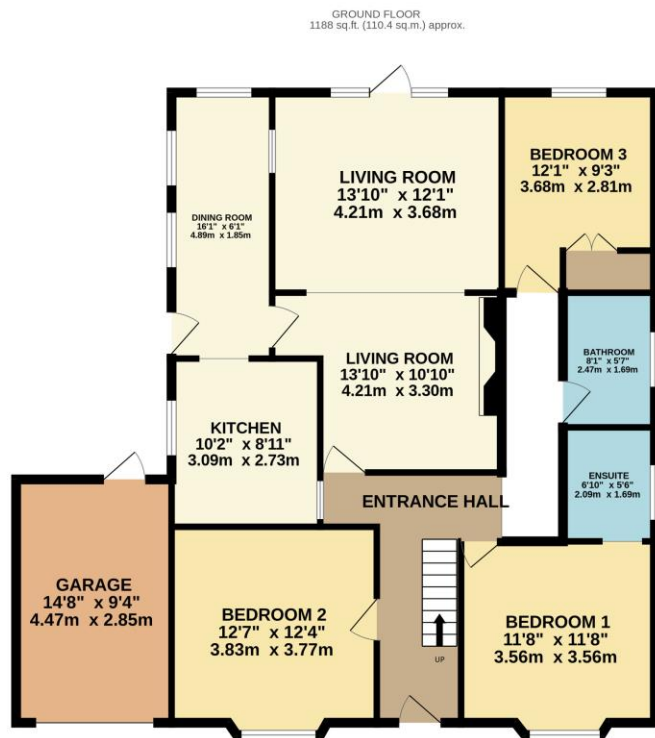
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 turn right on to the High Street B3133 towards Langford. After 0.4 miles turn right on to Stonewell Lane. Wayside, number 5 is on your left after 200 ft.

SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,658.42(2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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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