



1 Somerset Court, Brinsea

Congresbury, Bristol

A rare opportunity to buy a newly converted 3 double bedroom barn conversion set on the outskirts of the popular North Somerset village of Congresbury. Superbly finished it offers driveway parking, a private garden and easy access to Bristol and beyond.

Council Tax band: TBD

EPC Energy Efficiency Rating: TBD

EPC Environmental Impact Rating: TBD

Services: TBC

- Approx 1,277 sq ft of flexible family accommodation
- Brand new barn conversion with high quality fixtures and fittings
- 3 double bedrooms and 2 bathrooms (1 en-suite)
- Light filled with contemporary styling
- Stunning far reaching rural views
- Fully enclosed garden and plenty of driveway parking
- Spacious and airy filled double reception room
- Easy access to M5/Bristol Airport/mainline railway at Yatton station (London Paddington 114 mins) and Bristol City Centre







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1 Somerset Court is part of a development of just three properties, newly converted from a gorgeous traditional barn, set in a rural location just on the outskirts of the convenient village of Congresbury. Recently completed, it features a high-specification kitchen with high-quality appliances, underfloor heating, and attractive aluminium windows, along with modern, stylish bathroom fixtures and fittings. Decorated throughout with crisp white walls and complementary neutral flooring and carpeting, this beautifully planned family home is an ideal turnkey option for anyone seeking a high-quality, low-maintenance residence. It's ready for you to move in, unpack, and begin enjoying life right away.

A smart driveway with chard stone gravel takes you right to the front door, which, with a large windows to one side which floods the hallway with light. Immediately to the left is the spacious kitchen/breakfast room, which has room for a dining table, along with a good range of units finished in smart Cambridge blue with contrasting marble-effect worktops. Integrated appliances include a double oven, dishwasher, induction hob, and a frost-free fridge/freezer with Wi-Fi.

To the right, there is a large understairs cupboard for coats and shoes and a practical downstairs cloakroom, with utility area with space for a washing machine and tumble dryer.



At the rear of the property there is a magnificent open plan reception/dining room which overlooks the garden, is the living room. A generous space it has two sets of bifold windows which seamlessly blend inside and out opening on to a gravelled terrace - the perfect spot of alfresco dining or relaxing with friends.

Rising to the first floor, you will find three generous double bedrooms. The principal bedroom boasts stunning long views over arable land towards the Mendip Hills and includes an ensuite shower room. A further bathroom with a separate shower and bath serves bedrooms two and three.

Outside

Somerset Court will feature a communal parking area for visitor cars, along with driveway parking at the front of each property, equipped with an electric charging point. A side return leads to the rear garden which enjoys a rural aspect and has been neatly enclosed and fenced, ready for the new owner to make their own.

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 well regarded Churchill Academy and Sixth Form.



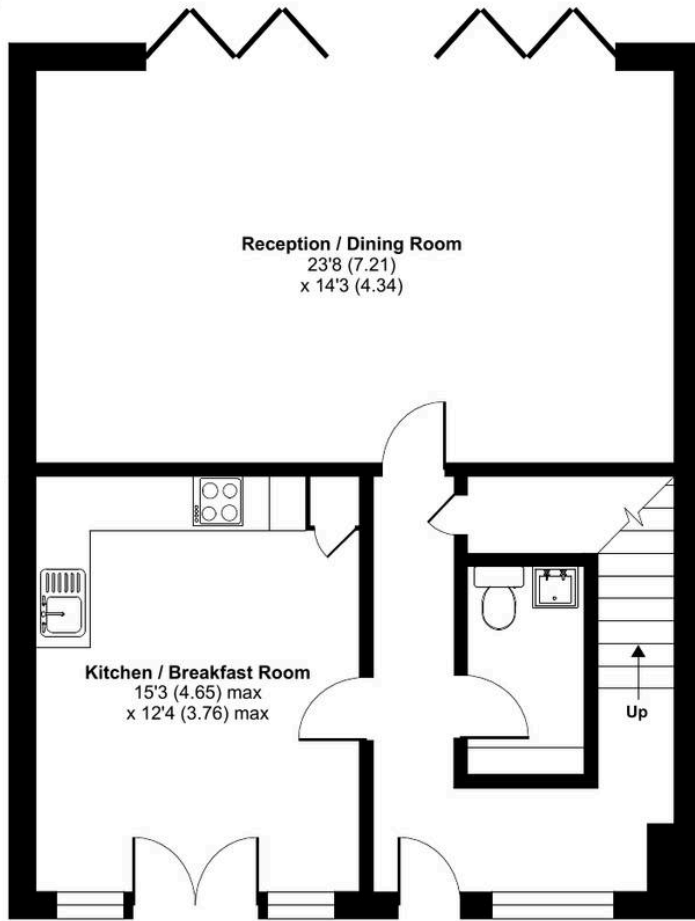
Somerset Court, Brinsea, Congresbury, Bristol, BS49

Approximate Area = 1277 sq ft / 118.6 sq m

Limited Use Area = 94 sq ft / 8.7 sq m

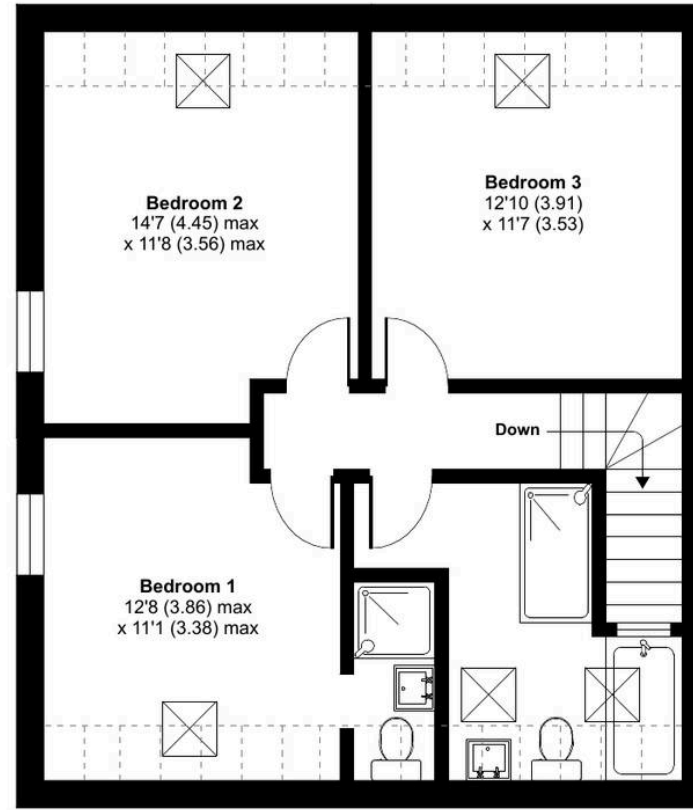
Total - 1371 sq ft / 127.3 sq m

For identification only - Not to scale



GROUND FLOOR

Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robin King LLP. REF: 1195989

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.