



**Vine Cottage,
Urchinwood Lane, Congresbury, North Somerset, BS49 5AP**

Robin King | Estate Agents

VINE COTTAGE, URCHINWOOD LANE, CONGRESBURY, NORTH SOMERSET, BS49 5AP

An exceptional, detached country residence with a separate two-storey barn in an idyllic, tucked-away location with magnificent views. Situated on 1.4 acres of mature grounds with, it includes a double carport, outbuildings, an additional 1.4 acre paddock and a swimming pool, and offers easy access to Bristol and beyond

APPROX. 3,898 SQ FT OF FLEXIBLE ACCOMMODATION • 4/5 BEDROOMS AND 2/3 BATHROOMS • 3 RECEPTION ROOMS • SEPARATE TWO STOREY ANNEXE • SET IN GROUNDS OF OVER 1.4 ACRES WITH SPECTACULAR PANORAMIC VIEWS TO THE MENDIP HILLS • SWIMMING POOL WITH CHANGE ROOM, OUTDOOR KITCHEN AND DINING AREA/VINERY • DOUBLE CARPORT AND DRIVEWAY PARKING • ADJACENT 1.4 ACRE PADDOCK • CATCHMENT FOR WELL-REGARDED SCHOOLS • YATTON STATION WITHIN 2.8 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 6.4 MILES AT JCT 21 ST GEORGE'S • CENTRAL BRISTOL 11.9 MILES • BRISTOL AIRPORT 5.2 MILES (ALL DISTANCES/TIMES APPROX.)

Vine Cottage, whose origins date back to the 1760s, has been a cherished family home for the same family for the last 48 years. It offers an impressive 4,193 sq. ft. of well-planned and free-flowing living space, including several outbuildings, all set within generous mature grounds of 1.4 acres. Additionally, it has an adjacent 1.4-acre paddock offering versatile options for use as extra recreational space or for livestock and equestrian activities, with its own separate road access.

With spectacular far-reaching views towards the Mendip Hills, stunning mature gardens, a swimming pool, and a discreet, countryside location near to local amenities in the popular village of Congresbury, this well-maintained family residence is sure to attract attention.

A grand driveway entrance opens to reveal a very attractive stone and rendered property with a wrought iron balcony. Set in grounds with a parkland feel, it has a sweeping lawn framed with mature trees, drawing the eye to the superb, framed view of the Mendip Hills Area of Outstanding Natural Beauty.

A welcoming front door tucked underneath a gorgeous wisteria opens to the hallway, which has storage for





coats and shoes and an inviting office nook which showcases the spectacular views: a feature of many of the rooms in this home.

To the right there is a generous sitting room with bespoke shelving and an open fireplace. Dual aspect windows and French doors to the garden ensure it has a lovely, bright and airy feel and maximises the long views.

To the left a door leads through to the snug/dining room. A lovely arch-shaped open fireplace provides a focal point for the snug – the perfect place for a cosy winters evening. Separated by the staircase, the dining area is another elegant and comfortable space with recessed display shelving and an appealing bay window overlooking the garden.

Double doors open to the kitchen/breakfast room which has ample room for a large kitchen table. There is also a spacious walk-in larder and back door access to the drive and carport. The kitchen is fully fitted with a good range of farmhouse-style cream units with light-coloured worktops, integrated dishwasher, fridge and a range cooker. To the rear, there is a larger-than-expected utility/boot room area providing ample space for outdoor gear, together with space for a washing machine, tumble dryer and freezer. You will also find a downstairs cloakroom and a back door accessing the garden.

Upstairs, there are four generous double bedrooms which, thanks to raised ceilings, all feel light and airy. The principal suite has a real feeling of luxury with its own hallway, an en-suite bathroom with a shower and separate bath and an expansive walk-in wardrobe/dressing room. It also has a stunning private balcony - the perfect spot to enjoy a morning coffee and breathtaking views.

A family bathroom completes the first-floor accommodation.

Annexe/Outbuildings

A very substantial detached two-storey outbuilding offers 1,088 sq ft of accommodation with a multitude of options. Stone steps lead into the “Upper Barn” which has a beautiful vaulted ceiling with exposed beams, stone walls and wooden floors and would make an ideal studio/gym. To the rear two steps lead up to a self-contained flat with kitchen, bathroom and a bedroom.

Downstairs, the “Lower Barn” has its own separate access and comprises of a spacious workshop, storage room and a wine cellar for 600 bottles.







Outside

Vine Cottage is discreetly tucked away in the hamlet of Urchinwood and set within lovely grounds that are landscaped and framed to draw one's eye to the far-reaching views. A scenic lawn is beautifully bordered by majestic trees. Adjacent to the house, there is terracing with pretty seating areas and walled borders featuring mature plants and shrubs, leading to the swimming pool area with an elegant outdoor kitchen and dining room, complemented by a pergola clad in a vine which was planted in the 1900's. Other outbuildings include a pool/changing room, outside toilet/cloakroom, storeroom, potting shed, and separate tool shed.

There is also a double carport and driveway parking for a multitude of cars together with another useful garden store that was formerly a stable.

Vine cottage also has an adjacent 1.4 acre paddock with its own separate road access, a fabulous extra amenity which offers versatile options for use as extra recreational space or for livestock and equestrian activities.



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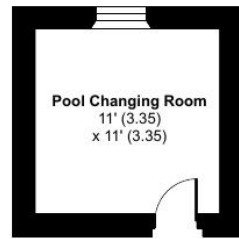
Approximate Area = 2810 sq ft / 261 sq m

Annexe = 1088 sq ft / 101 sq m

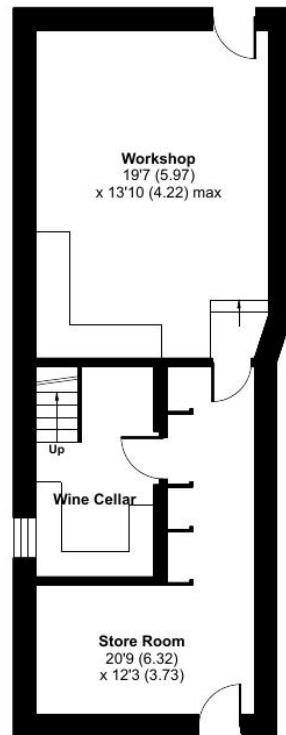
Outbuilding = 295 sq ft / 27.4 sq m

Total = 4193 sq ft / 389.4 sq m

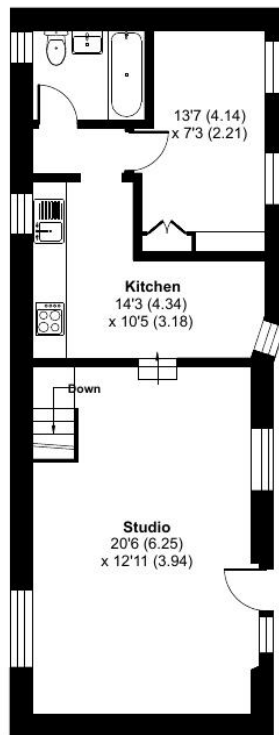
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OUTBUILDING 2



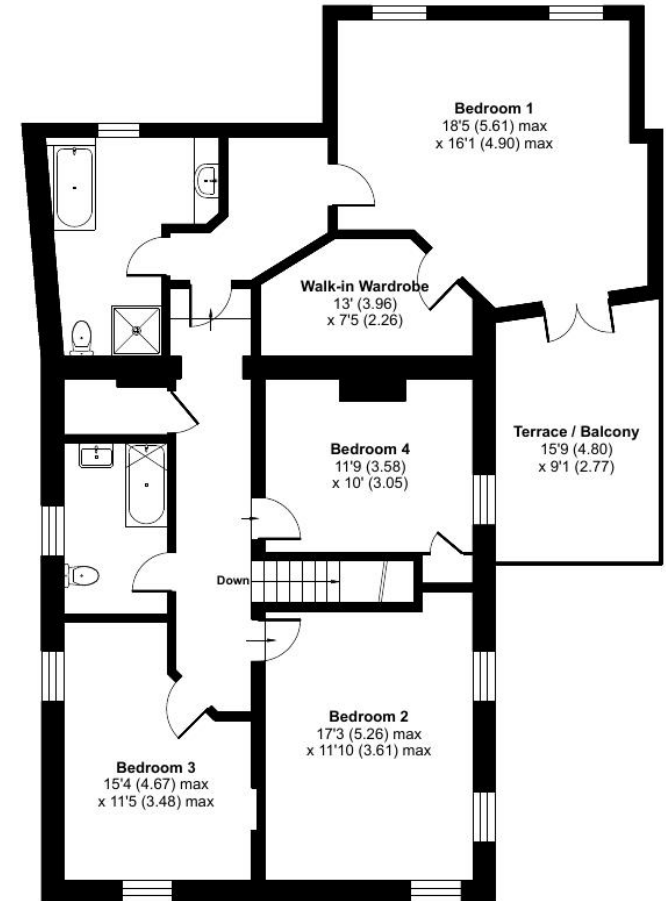
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024
Produced for Robin King LLP. REF: 1151322

DIRECTIONS – From Robin King turn right on to A370 towards Bristol. After 0.7 miles turn right on to Wrington Road. Travel along here for 1.2 miles and you will find Urchinwood Lane on the right, Vine cottage is the first property on the left.

SERVICES – Mains electricity, water, private drainage, oil central heating

EPC RATING - E

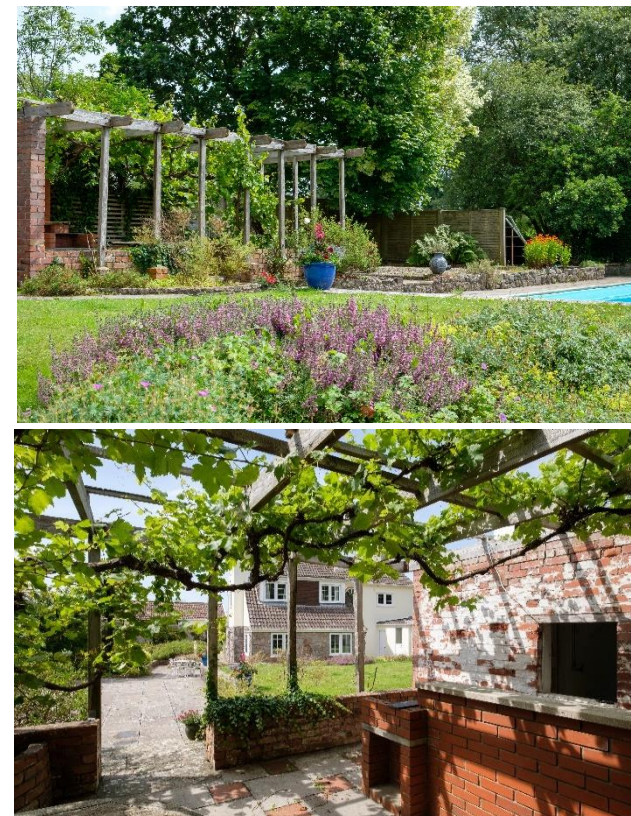
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,625.13 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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 to Bristol and London Paddington. 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 together with independent options in Sidcot, Wells and Bristol.



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