



3 Somerset Court, Brinsea

Congresbury, Bristol

A rare opportunity to buy a newly converted 4 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: TBD

Tenure: Freehold

Services: Mains Drainage, Mains Water, Electric boiler running downstairs under floor heating, upstairs radiators and hot water.

- Approx 1,971 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)
- Lovely reception space including spacious sitting room with bifold windows
- Light filled with contemporary styling
- Stunning far reaching rural views
- Fully enclosed garden and plenty of driveway parking
- Easy access to M5/Bristol Airport/mainline railway at Yatton station (London Paddington 114 mins) and Bristol City Centre







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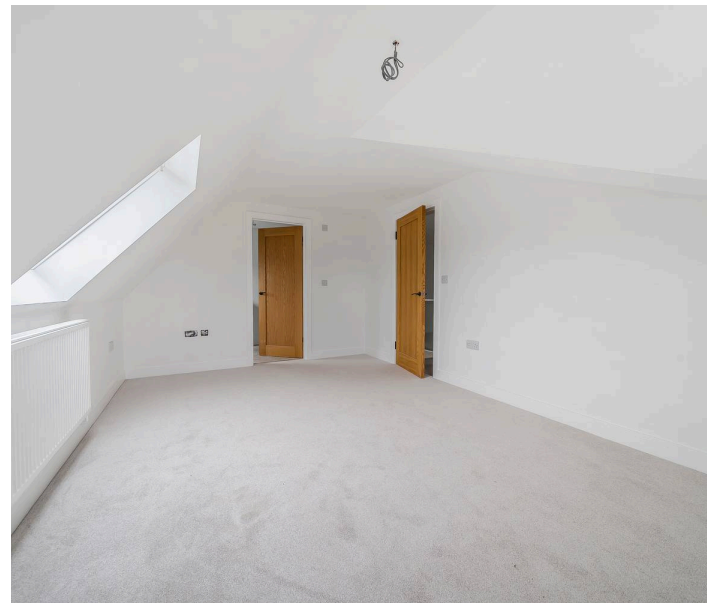
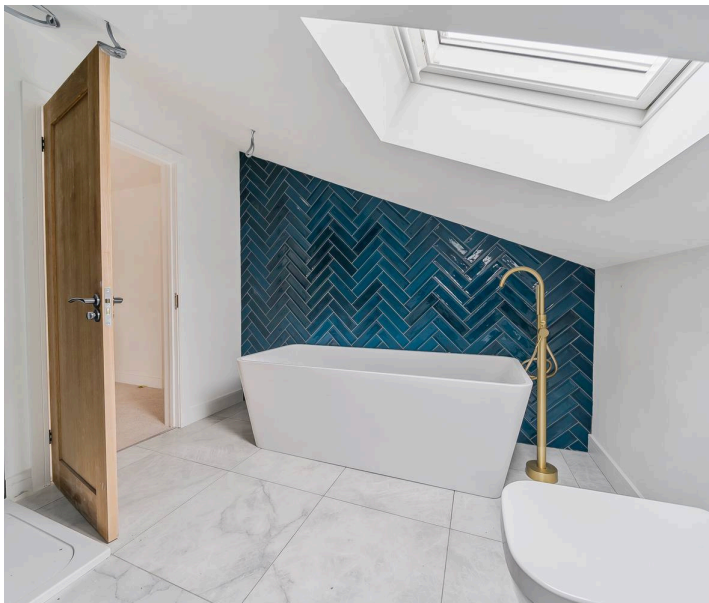
Congresbury, Bristol

3 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 leads to an attractive gated entrance to the front of the property with a welcoming front door. Inside the quality of finish is immediately revealed with gorgeous engineered oak flooring running throughout the ground floor.

Immediately to the left is the spacious kitchen/dining room, which has room for a large table along with a good range of units finished in smart Cambridge drift wood blue with contrasting brass handles and marble-effect worktops. Integrated appliances include a Leisure Cuisinemaster Induction Range, dishwasher, wine fridge and a frost-free fridge/freezer with Wi-Fi. Returning to the hallway there is a practical downstairs cloakroom together with a spacious utility room with space for coats and shoes as well as a washing machine and tumble dryer.

To the right there is a useful snug with views over the garden and behind this a magnificent open plan



reception room with attractive herringbone flooring. A generous space, it has two sets of bifold windows which open on to a gravelled terrace and the garden beyond seamlessly blend inside and out.

Rising to the first floor, you will find four spacious double bedrooms. The principal bedroom has 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 the other bedrooms.

Outside

3 Somerset Court has an attractive garden that enjoys a dual aspect over beautiful rural views. Mainly lawned with railway sleeper edging, it is low maintenance, fully enclosed and could be developed further should the new owner wish to. Somerset Court will also feature a communal parking area for visitor cars, along with driveway parking at the front of each property, equipped with an electric charging point.

Location

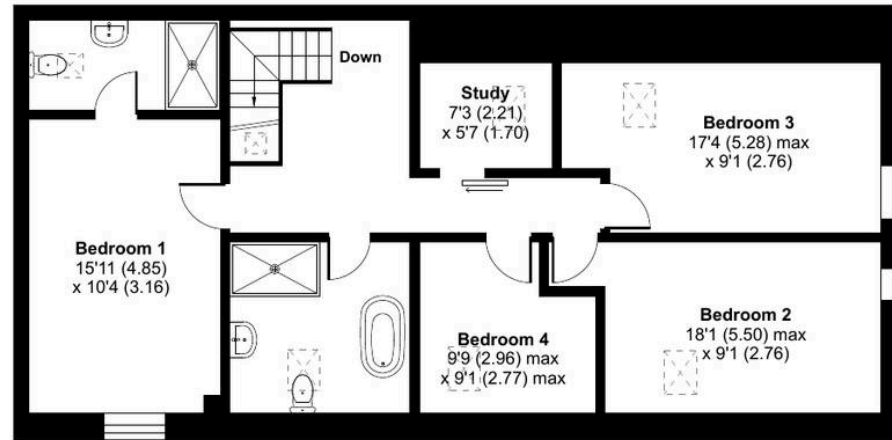
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station (2 miles). There is easy access to the M5 motorway 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.



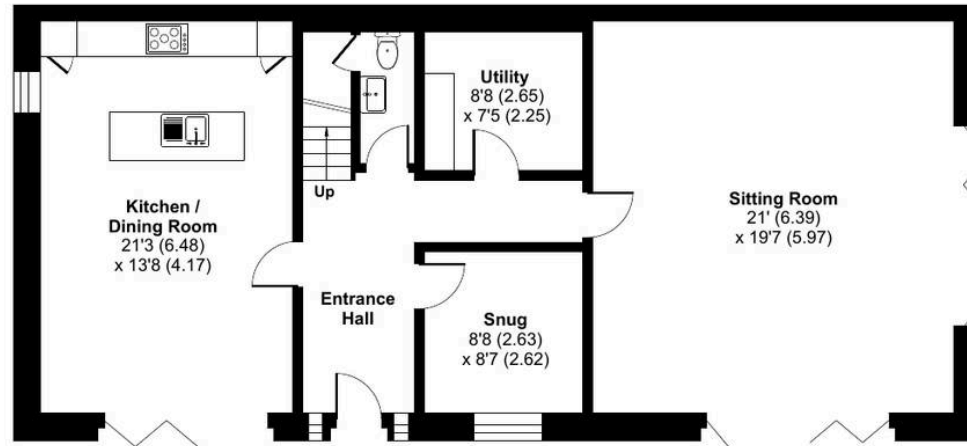
Somerset Court, Brinsea, Congresbury, Bristol, BS49

Approximate Area = 1971 sq ft / 183.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1208004

Robin King

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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.