



Cobthorn Way, Congresbury, BS49

£430,000 Freehold

COOPER
AND
TANNER



Cobthorn Way Congresbury

 4  2  3 EPC C

£430,000 Freehold

Description

An improved and extended four-bedroom property located in the heart of the sought after village of Congresbury. The property benefits from four bedrooms internally, open plan living space, a study, ample off street parking and a good sized rear garden backing onto open countryside.

Upon entering into the spacious porch you are immediately welcomed into a good sized entrance hall which links to all the downstairs rooms and the first floor. The ground floor benefits from underfloor heating throughout. The large family room is a dual aspect room with a window at the front and a sliding door opening into the garden at the rear, there is also a built in fish tank and a wood burner. The kitchen is a light room with a large rear aspect window and a selection of wall and base units, inset sink, electric oven and hob and integral Bosch appliances and granite tops. There is a further seating area at the other side off the kitchen which currently houses a further seating area with another sliding door opening into the garden. There is a well equipped utility room with a side aspect door and window and a selection of wall and base units, a stainless steel sink and space for integral appliances. There is a downstairs cloakroom and a downstairs study which could additionally be used as fifth bedroom. There is also ample storage space under the stairs in an additional open plan space.

The first floor houses the four bedrooms, three rear aspect bedrooms and a front aspect bedroom. The master bedroom is a beautiful, large room with a dressing room, balcony over looking the garden and en suite bathroom with a walk in shower, low level WC, pedestal sink and shaving point. The further three bedrooms are all double bedrooms and there is a family bathroom with a panelled bath and overhead shower, shaving point and low level WC.

Outside

At the front of the property is a good sized frontal driveway with parking for multiple vehicles. There is an additional gated patio area which would be perfect for a motor home or a large vehicle or additionally as a winter outside space. The secure rear garden is enclosed by fencing and houses a 3m x 5m wooden shed. There is also a hot tub, mature borders, views of the neighbouring countryside and the Mendips, an outside water supply and is mainly laid to lawn with a patio and decked area.

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (www.congresbury-somerset.org) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well supported primary school and pre school plus









Location

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (www.congresbury-somerset.org) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.



Local Information Congresbury

Local Council: North Somerset District Council

Council Tax Band: D

Heating: Gas Central Heating

Services: All Mains Services

Tenure: Freehold



Motorway Links

- M5 J21
- M5 J20



Train Links

- Worle
- Yatton



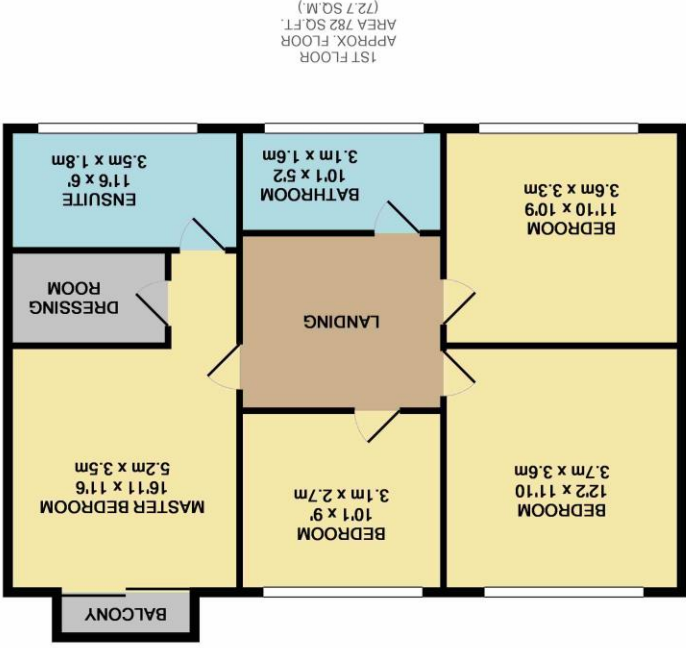
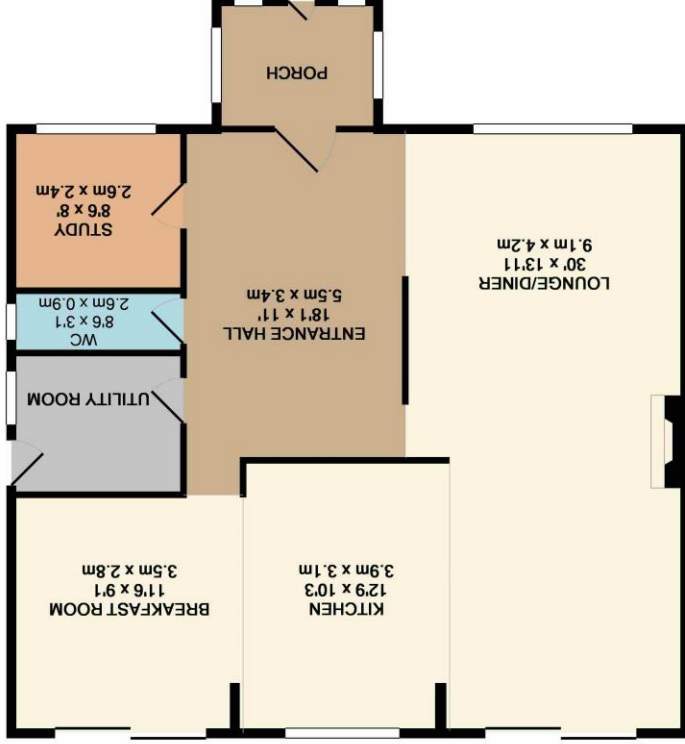
Nearest Schools

- St. Andrews Primary School
- Churchill Comprehensive School



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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