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AWARDS 2014**
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Robin King | Estate Agents

FIG TREE BARN, PARK ROAD, CONGRESBURY, BS49 5HJ

Sympathetically converted barn with 2 outbuildings in excellent condition one being a detached 2 bedroom bungalow

Formerly an outbuilding of historic Grade II listed Park Farm

Central location in the village, yet tucked away

Sitting room with woodburning stove

Kitchen/dining room with views over the garden

Family bathroom and ensuite bathroom to master bedroom

Four further bedrooms to the main barn

Large, secluded garden backing on to farmland

Ample parking

'Outstanding' Churchill School catchment area

Fig Tree Barn is a rare find, a comfortable 5 bedroom family home on the edge of the village of Congresbury with two outbuildings which include a 2 bedroomed bungalow 'The Old Dairy' across the drive. The property has ample parking and a large, private rear garden. The property was converted approximately 20 years ago from outbuildings in the curtilage of Grade II listed Park Farm and has a modern, relaxed country atmosphere.

Enter the front door into a clear, light and airy entrance area. Beyond is a spacious sitting room with a log burning stove and French windows opening on to the garden. A sizeable kitchen opens into the dining room area.

On the first floor the master bedroom has an ensuite bathroom with a second bathroom serves the other 4 bedrooms. The insulated loft has been floored to provide ample extra storage.

The property boasts an outbuilding which has many potential uses subject to the relevant planning permissions. Also included in the asking price is a 2-bedroomed bungalow with a stylish, contemporary feel which was built on the footprint of the old dairy in 2012. Ideal for an older person, or a young 'returner' to the family. This has a small garden of its own with fruit trees and a patio area and parking space for at least 2 cars.





Fig Tree Barn has a large, secluded garden with a lawn, a patio area defined by raised beds, a herbaceous border, roses, a variety of trees including apple and a vegetable plot. The boundary of the garden on 2 sides is hedgerow, which is great for wildlife. The property benefits from far reaching views over surrounding fields to woodland and the Mendip Hills beyond. At the same time the location is not isolated, with village amenities within a comfortable walking distance.

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, just 2 miles distance. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach. The friendly village contains a variety of independent shops and educational opportunities are very good with Primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.

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 Robin King Estate Agent’s office, turn right on to the High Street and continue along the road, taking the second turning on the left into Park Road. The turning for Fig Tree Barn will be found to the left hand side, with the name clearly marked.

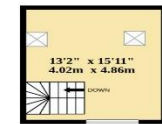
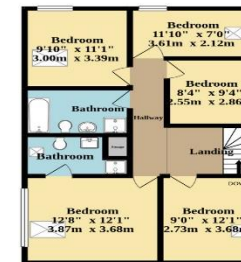
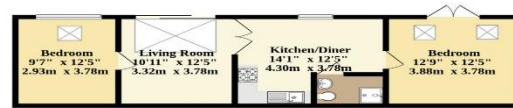
SERVICES – Oil central heating,

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £3,025.73 (main house), Band B £1,412.02 (The Old Dairy) (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - E

GROUND FLOOR

1ST FLOOR



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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Main barn

Outbuilding

Bungalow

Main barn

Outbuilding

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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT