



**Cadbury View**  
**2 Wrington Lane, Congresbury, BS49 5BQ**

**Robin King** | Estate Agents

## CADBURY VIEW, 2 WRINGTON LANE, CONGRESBURY, BS49 5BQ

3 Bedroom detached character cottage, set in a generous plot of approximately ¼ of an acre within the popular village of Congresbury.

**Approx. 1045 Sq. Ft Accomodation • 3 Bedrooms • Detached Character Cottage • Large Garden • Popular Location Convenient For Access To Amenities • Mainline Railway Services Within 1.8 Miles At Yatton • Access To M5 Within 5.5 Miles At Jct 20 Or Jct 21 • Bristol Airport 6.8 Miles • Central Bristol 12.7 Miles. (All Distances Are Approximate) • NO ONWARD CHAIN**

Nestled within the sought after village of Congresbury, this stone-built detached character cottage represents the timeless charm of period homes, seamlessly blending modern updates with its original charm. Positioned on the outskirts of the village, it offers a peaceful retreat while maintaining excellent accessibility for commuters. As you step inside through the entrance hall the cosy sitting room, to the righthand side, is bathed in natural light from dual aspect windows. The woodburning stove nestled within an inviting fireplace exudes comfort and character.

Across the hallway, the spacious dining room takes center stage, featuring a fireplace as its focal point, housing a woodburning stove effect gas fire. From here there is a well-fitted kitchen, complete with a Belfast sink and a Rangemaster cooker. The adjacent utility room provides convenience with plumbing for a washing machine, ample space for a fridge/freezer, and a tumble dryer, all complemented by a downstairs cloakroom. A superb double glazed conservatory boasting a pitched and tiled roof, offers the perfect vantage point to savor the garden's views and enjoy the evening sun.

Upstairs there is three inviting bedrooms, two of which are generously proportioned doubles. A stunning bathroom awaits, radiating luxury with its contemporary slipper bath, separate shower cubicle, WC, and hand wash basin.





Situated within approximately a quarter-acre plot, this stone-built character cottage has been tastefully modernised while preserving its historic charm. To the front there is ample parking for multiple vehicles, a garage, and workshops. The large rear garden is predominantly laid to lawn and features a well situated decked area to enjoy summer evenings with friends. There is also a patio area and large storage shed.

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

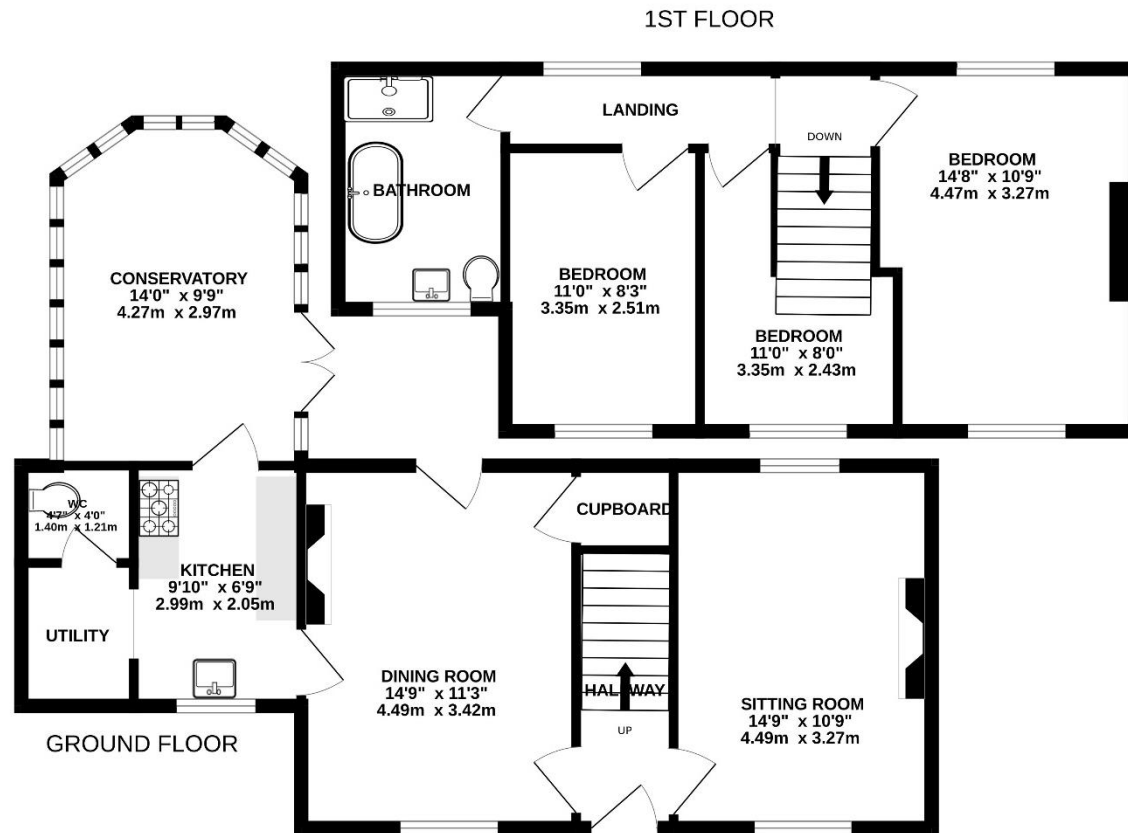


**DIRECTIONS** – From Robin King’s office in Congresbury, turn right on to the A370, then first right again into Kent Road. Follow the road to the top until it becomes Wrington Lane and Cadbury View is found immediately to the right hand side.

**SERVICES** – All mains services

**EPC RATING** – D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,064.58 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1045sq.ft. (97.1 sq.m.) approx.

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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